

Smith, Theresa L.

From: Helen Turgeon [helen1954.rt@gmail.com]
Sent: Wednesday, July 13, 2016 6:16 PM
To: Helen Turgeon
Subject: APPLICATION FOR LAND USE AMENDMENT: LOC2015-0102 145 HARVEST HILLS DRIVE NE EXISTING LUD - SPECIAL PURPOSE - RECREATION (S-R) DISTRICT PROPOSED LUD - RESIDENTIAL (R-1), (R-2), (M-1), (M-GD80), (S-CRI), (S-SPR)

We are residents of Harvest Hills since May 1999 and we are opposed to the redevelopment of the Harvest Hills Golf Course.

It was with great joy and much excitement when we had finally found the desired lot on which to build our new retirement home in May 1999 after our retirement from lengthy careers in Calgary.

With the above application being considered for approval by the City of Calgary we, as long-time citizens of Calgary, can quickly lose faith with our City Council and management. This proposed rezoning is an outright betrayal of what we believed would be a desirable and esthetically beautiful place to live. It is unconscionable to think that City Council would consider granting this proposed rezoning. The new developer(s), with no regard for the citizens of the area, or for that matter the City of Calgary, have taken it upon themselves to arbitrarily close the golf course before any approvals were granted to them, more or less thumbing their noses at not only the citizens of the area, but the City as well. It is not difficult to see just how vindictive Quantum/Cedarglen are – more or less saying to us and the City, “we will go ahead with our plan with or without your approval(s) for this rezoning.”

The only greenspace in this area has been the golf course, with its now lovely mature trees, wildlife (rabbits, squirrels, birds, etc. etc). It is now to be taken away and replaced with hundreds of homes, when already this Northern Hills part of our City is extremely high density and congested. The golf course has been a source of enjoyment for hundreds of golfers from not only this area but from many other areas of our City; there was a group of 50 or more seniors and others who gathered each Tuesday for a round of golf and camaraderie; the Wednesday early morning men's golf group have had to seek other golf facilities. Where are the once great Ladies' and Men's Night golfers now golfing? These folks all met on Tuesday and Wednesday nights for years. The Golf Club restaurant has been a gathering place for not only golfers but for many residents of the area enjoying good food and fellowship and beautiful open pastoral scenery with trees, waterways, etc. All of this and more is just gone.

We bought our homes in good faith with the golf course being a great draw for those of us who were delighted to have a golf course but all the amenities that go along with living next to a golf course. We believe we have a great City who values the importance of green space for the enjoyment of its citizens. We respectfully ask our Councillors and City management to carefully consider this proposed rezoning which would represent a total disregard for hundreds and hundreds of families and citizens.

How is it environmentally responsible for the City of Calgary to consider rezoning and losing our green space, by removal of hundreds of mature trees and allowing waterways to dry up? In the 90's when this area was being developed, Genstar's Tree Planting Program was received with excitement and enthusiasm, attracting many of us to seek lots to build on in this area. Their “Bringing Land to Life” had the prospect of being able to live in a beautiful area with ample open spaces.

The current day infrastructure as planned by the City in the 1990's can now barely accommodate the present-day population density. To use park and ride in Coventry has become an exercise in frustration – unless you make it to the park and ride before 10 a.m. you have a difficult time finding a spot if you are lucky. What will it be like if all the residents of the homes proposed for the Harvest Hills Golf Course are added to this equation? How will our schools accommodate more families when they are already overcrowded? Services such as a medical centre are non-existent in the area and it makes one wonder where and when they are proposed to be built, if ever.

May we again respectfully ask that you consider approval of this rezoning very carefully. We hope you can take time from your busy schedule to come to Harvest Hills and view the situation first-hand. You will see why we are so concerned and distressed about this rezoning.

Thank you for reading our objection and we trust you will know how concerned and unhappy the citizens of Harvest Hills and many other Calgary citizens feel about this rezoning.

Sincerely

Don and Helen Turgeon

Albrecht, Linda

From: Franco Civitarese [fcivitarese@shaw.ca]
Sent: Thursday, September 08, 2016 1:55 PM
To: City Clerk
Subject: Harvest Hills Redevelopment - Bylaw 260D2016

Dear City of Calgary,

As an 18 year resident of Harvest Hills, I am extremely disappointed in the redevelopment of the Harvest Hills golf course. Notwithstanding the removal of precious greenspace in our neighborhood, the proposed redevelopment has many drawbacks such as:

- Increased traffic in an already very congested area.
- Lack of schools for the area, straining further the schools that children are already being bused to.
- Lack of medical facilities for the area, straining further the facilities that exist.
- Removal of gorgeous trees that make up Calgary's green canopy.
- Redevelopment is too close to the CP Rail tracks. The golf course provides a buffer in the event of a catastrophe in the area.
- Removal of wildlife habitat (i.e. deer, coyotes, skunks, birds of prey and, muskrat, and many other species).
- Devaluation of home properties. Residents who purchased homes on the golf course did so as an investment. The city makes the argument that it is now private land and the owner can do what they want with it. Well, using that logic, my home is private land. How about I turn it into a warehouse? Or a restaurant? Or a restaurant that has whores serving them? Or another Tim Horton's? Or a car lot? I hope you get my point.....
- No transit systems. Public transit is already stretched to the maximum.
- No gathering place for the neighborhood. I, along with many other residents, used the golf course as a place to keep in touch with friends and to get to know others. Where are we going to do that now?
- The proposed plan does not fit with the Municipal Development Plan. The developer was asked to do so many things different and ignored almost everything. Of course though, the city lets it pass as it will ultimately bring in more tax dollars. Why have a MDP then?

I hope this letter does not fall on deaf ears and the City of Calgary does the residents of Harvest Hills right and brings the golf course back to what it was intended for - a golf course for recreational use. I cannot name one benefit in this redevelopment. Not one!

Yours truly,

Franco Civitarese
170 Harvest Park Circle
18 year resident of Harvest Hills and 25 year player of the Harvest Hills golf course

RECEIVED
2016 SEP -9 AM 8:57
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Kevin Thurbide [thurbide@ucalgary.ca]
Sent: Thursday, September 08, 2016 8:50 PM
To: City Clerk
Subject: Harvest Hills Golf Course Proposed Amendment

Dear Calgary City,

I'm writing to express my deep concern and sincere opposition to the proposed amendment to close Harvest Hills golf course and rezone it so that housing can be placed on the land.

The city needs more green space not less and this proposal does not meet the criterion for improving the community set out in the MDP. As it is, the Northern Hills area is in sore need of recreation facilities, more schools, more medical facilities, and proper parks. This proposed development will simply add a huge number of people to the area with no improvement to the existing void of infrastructure. In fact, it will just add to the congestion on the existing roads and strained facilities that we do have in the area.

Add to that elements of the proposal itself that suggest building high density housing very close along the railway. This railway frequently transports and parks liquefied gas tankers along with a number of other dangerous goods that travel the north-south corridor. In light of other rail disasters in the past most notably the one in Quebec recently, I find it unbelievable that the city would even consider doing something like this that clearly would endanger the lives of those nearby. In all it feels like a very quick cash grab by the developer without any thought to the existing residents of this neighborhood and the care they have for the way their community is growing.

I grew up in a Calgary that focused on green spaces and provided recreational facilities in communities, where it was easy to find an outdoor skating rink, and neighborhood pools were nearby. This land is currently zoned for recreational purpose. To change that in favor of this quick cash housing development would set a poor precedent for a city that prides itself on being for the people and not the developer.

You have the power and authority to leave this zoned for the purpose it was originally intended- a recreational green space. The very same space that people were counting upon when they chose this neighborhood to live in. Yes there is a right for people to ask if it can be changed but that does not mean that it must be done.

Please, please, do the right thing for the people in this neglected part of the city and do not approve this proposed amendment to the land. Please leave it as a green space and a sign that city Council intends to grow Calgary properly.

Sincerely,
Kevin Thurbide
Harvest Hills resident

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2016 SEP -9 AM 8:17
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Rachel Enzsol [rachel.enzsol@hotmail.com]
Sent: Friday, September 09, 2016 8:38 AM
To: City Clerk
Subject: Harvest Hills GOLF COURSE

Hello,

My name is Rachel Enzsol, my husband and I moved to Coventry Hills 7 years ago. One of the biggest draws for us was the convenience of everything in this community. Grocery stores, coffee shops, Vivo (formerly Cardel Place), GOLF and much more. My husband is an avid golfer and loves getting out as much as he can. Harvest Hills Golf Course WAS a 5 minute drive. It was a great, quick 9 holes that got him out WALKING and doing what he loves.. Now there are absolutely no golf courses within a 5 (not even 10 minute) drive for us... Silver wing is the closest and that's a 20 minute drive. Not only has our community lost out on a great 9 hole golf course but now with this redevelopment EVERYTHING is going to get busier. I go to the library, during the week at a time where it SHOULDN'T be busy in the parking lot..... It's packed!!!! Almost impossible to get a parking spot.. So I'm walking, far.. with a toddler... That's now!! Without all these new homes being put in... I don't dare go to Vivo on the weekend because when I have in the past I have had to park across the street... And walk.. In the cold.. With a toddler... That's one example. The grocery store is going to be over picked and busy!!! Try getting into a yoga class... Now it's packed. How will it be when these homes go in!!!

PLEASE DO NOT GO FORWARD WITH THIS!!! We want our community golf course back and most importantly this is not a community that needs more homes (more people) added to it. It's busy enough..

Thank you,
Rachel

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2016 SEP -9 AM 9:01
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Robert Hammel [r.hammel@me.com]
Sent: Friday, September 09, 2016 12:24 PM
To: City Clerk
Subject: Amended Outline Plan for Application LOC2015-0102 (1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)
Attachments: ATT77466.docx; ATT00001.htm

Letter attached RE: **Amended Outline Plan for Application LOC2015-0102**

(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)

RECEIVED
2016 SEP -9 PM 2:05
THE CITY OF CALGARY
CITY CLERKS

2016-09-09

City Clerk #8007, The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Email: cityclerk@calgary.ca

RECEIVED

2016 SEP -9 PM 2: 05

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir:

**RE: Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

I am a resident of Coventry Hills in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons:

- ☐ This application does not meet the core goals of the City's Municipal Development Plan
- ☐ Loss of Green Space
- ☐ Loss of Recreational Amenity
- ☐ Loss of Mature Trees
- ☐ Increased Density
- ☐ Increased Traffic Congestion for all communities
- ☐ Impact on Schools and existing recreational facilities (i.e. VIVO)
- ☐ Strain on existing infrastructure, Fire Response, Medical Facilities

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,



Robert Hammel
58 Covington Rise NE Calgary

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

Smith, Theresa L.

From: MICHAEL SANDERCOCK [sandercock@shaw.ca]
Sent: Monday, September 12, 2016 2:16 PM
To: City Clerk
Subject: Proposed Harvest Hills Golf Course Development and the Urban Forest
Attachments: Tree Overlay.pdf

Dear City Clerk,

The Harvest Hills Golf Course is covered with mature trees. In reviewing the development Application, The Parks Department has taken note of these trees and desires to retain as many of them as possible. Quantum Place Developments has committed, at least on paper, "...to save as many trees as possible...." (Response to Detailed Team Review 2, page 4), but notes that some cannot be saved due to road allowances, grading, drainage, etc.

It appears that in reality however, **very few of these trees can saved**. The attached map shows an overlay of the Outline Plan as submitted by Quantum Place Developments and the Tree Inventory as conducted by Corvidae Environmental Consulting Inc. The Tree Inventory was required by Administration as part of the Application and was completed in July 2015.

The black dots are the 1,190 mature trees in this urban forest. (The City's Open Space Plan (2003) defines "Urban Forest" as including trees on private lands, p. 100.) The blue outlines delineate the existing water hazards on the golf course. Given the allowances for roads, houses, the stormwater pond, and construction access for housing units, I don't see very much of this urban forest being saved. Yes, the majority of the trees are along the perimeter of the golf course, but most of these will be destroyed in order to accommodate construction of the pathways within the buffer spaces.

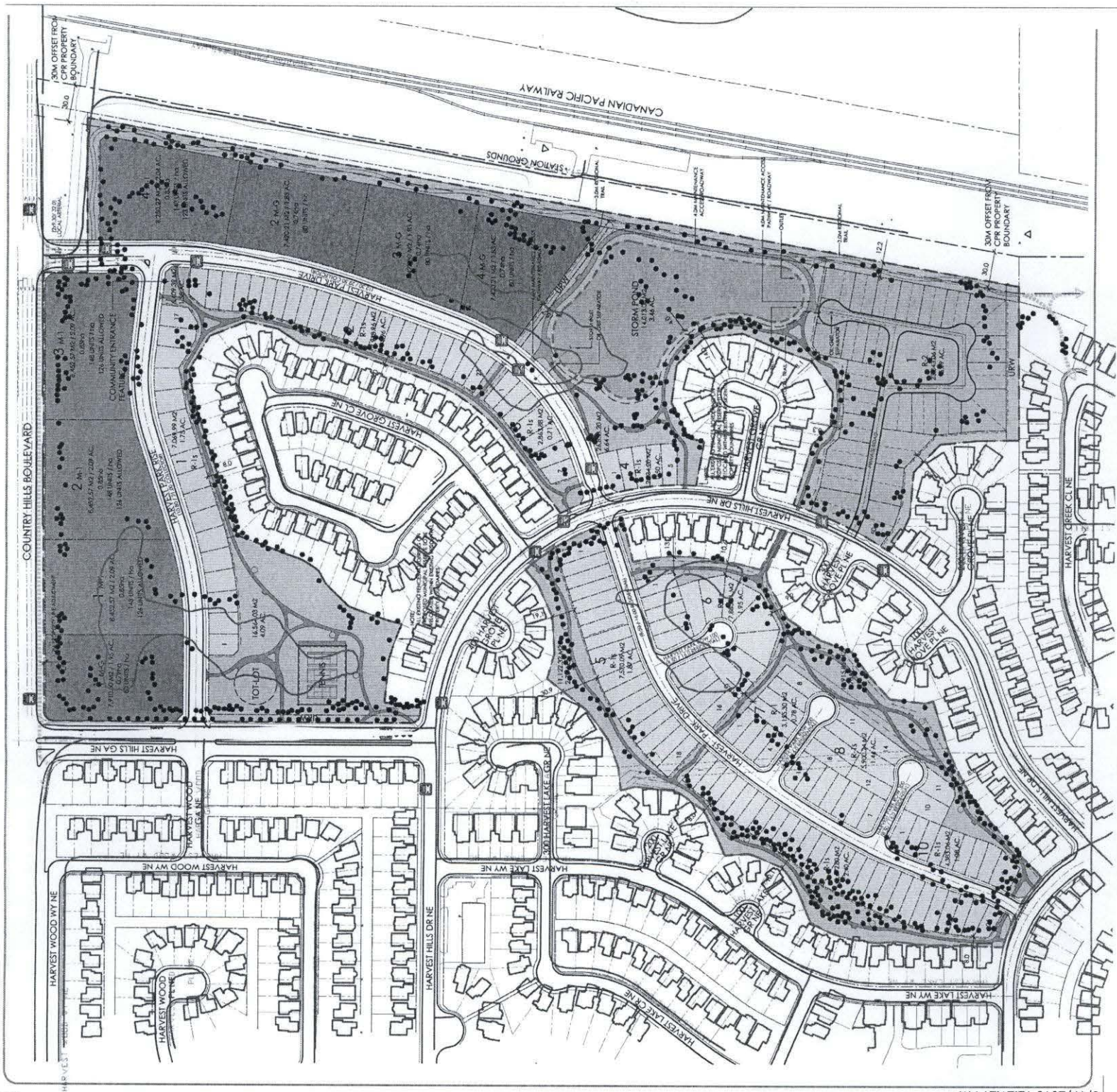
I will refer you to page 46 of The City's Open Space Plan:

"Calgary's urban forest contributes to the environmental, economic and social well-being of present and future generations. ...

Trees serve to define the long-term character of the city as a whole and the individual communities within it. Most trees are planted for aesthetic reasons or for shade. An estimated 60% to 90% of trees in urban forests are on private lands. ...

The City is committed to developing and supporting programs to protect and improve atmospheric air quality. (CEP) Recent scientific data confirm that the urban forest plays a significant role in improving environmental quality by removing gaseous and particulate pollutants from the air, increasing CO2 absorption and reducing stormwater runoff, erosion and sedimentation. Trees also moderate the climate by providing cooling in the summer and reducing wind velocities in the winter, which in turn results in energy conservation.

The economic benefits can be both direct and indirect. Direct benefits are associated with savings in energy and infrastructure costs and an increase in individual property values. The indirect economic



Smith, Theresa L.

From: Brian Jassman [BJassman@tmlgroup.com]
Sent: Monday, September 12, 2016 10:55 AM
To: City Clerk
Cc: Office of the Mayor; Stevenson, Jim E.
Subject: 1450 harvest hills DR ne

I am writing this letter to express my disapproval of the rezoning and redevelopment of what is currently the harvest hills golf course. People who purchase homes on a golf course or green space pay a premium up front and continually by way of taxes. To me it is extremely unconstitutional to take that away when decided by a greedy developer. Who compensates the home owner for the loss of value? As a citizen of this city I would expect that the Mayor and his alderman would have the best interest of the tax payers at heart and not the greedy contractors. Cedarglen homes has done nothing but hide the truth, skew the facts and manipulate the process. It was very concerning to see that Cedarglen Holmes basically snubbed there nose at the request of the planning commission when resubmitting there application. They blatantly refused to address the changes and concerns brought forward and the second application was approve! Today it's a golf course tomorrow it's the park are children play in. I believe this will negatively affect the quality of living in Harvest hills over populated roads, over stressed drainage systems, proximity of the rail way tracks just to mention a few.

BRIAN JASSMAN | MECHANICAL PROJECT MANAGER | BUILDING TECHNOLOGIES
TROTTER & MORTON GROUP OF COMPANIES | FOR THE BUILD AND BEYOND.

Trotter and Morton Building Technologies Inc.
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2016 SEP 12 AM 11:00
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CITY CLERK'S

Smith, Theresa L.

From: MacIntosh, Kim [Kim.MacIntosh@cbsa-asfc.gc.ca]
Sent: Tuesday, September 13, 2016 9:17 AM
To: City Clerk
Subject: FW: letter of opposition of the Re-designation Application of the Harvest Hills Golf Course.
Attachments: golf couse 2016.docx

Hello,

Please accept my letter of opposition of the Re-designation Application of land of the Harvest Hills Golf Course.

Thank you,

Kim MacIntosh

Border Services Officer / Calgary Commercial Operations
Canada Border Services Agency / Government of Canada
Kim.MacIntosh@cbsa-asfc.gc.ca /Tel: 403-292-4770
Facsimile: 403-292-4141/TTY: 1-866-335-3237

Agent des services frontaliers / Opération Commerciales Calgary
Agence des services frontaliers du Canada / Gouvernement du Canada
Kim.MacIntosh@cbsa-asfc.gc.ca /Tél: 403-292-4770
Télécopieur: 403-292-4141/ATS 1-866-335-3237

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2016 SEP 13 AM 9:54
THE CITY OF CALGARY
CITY CLERK'S

To Whom It May Concern:

Hello, my name is Kim Macintosh and I am a resident of Harvest Hills. My husband and I and our two young children moved onto the 6th hole of the Harvest Hills golf course in March of 2014.

My husband and I bought our first home in Coventry 10 years ago (2005). We bought a smaller 1300 sq foot house as our starter home. We loved our home but as our family grew in 2009 we started the hunt for a home we would raise our children in - A home where we would stay for the next 30 years. It had to be big enough to fit a family comfortably and we wanted privacy. I grew up in Montreal and my husband grew up in Varsity Estates. We both had Childhood homes with lots of privacy from neighbours. We both lived in the suburbs and we wanted to have this same feel for our family home. We started our hunt in 2009 and didn't find our dream home until 2014. We looked at many beautiful houses but the story was always the same - nice houses without a private backyard or a private backyard with the wrong house. We watched all of our friends move to their dream homes and discouragingly kept looking for ours. FINALLY on a cold day in January, I was out running by my mom and dad's house (they too live in Harvest Hills and back onto the golf course) and I saw it. "Our dream home". It was the perfect size for our now family of 4. It had HUGE floor to ceiling windows in the back of the house that looked onto a HUGE green space - the Harvest Hills golf course as our neighbour. It was perfect in every way. There was only one problem. It was out of our price range. Asking price was 699,900. As I work for Canada Customs as a customs officer and my husband works for a small company, how could we possibly ever afford this home? We both knew this was it, this was the house we would make all of our new memories in, and this was the house we would grow old in. We decided to go to the bank and see what happened. We were approved for the high mortgage, but barely. We put everything we had into this house. We figured this would be our forever home and at the end of the day, we would pay what they asked so we could start our new lives. For 7 short months we were thankful every day. There was not one day that went by that my husband and I didn't feel gratitude. We were so lucky to have found this amazing house looking out onto the privacy of the golf course. Never closing our blinds, playing in the backyard with gorgeous trees surrounding our family. These were only a few things we were thankful for.

Then the day in October came that changed our lives forever. You may think this is a dramatic line but this literally changed everything. My husband and I have talked about this and cried about this EVERYDAY since the day we found out. My husband and I have gone from being over the moon to feeling trapped in our own home. We are stuck and our dream home is no longer that. This has turned into an everyday conversation, stress and all-consuming. We can't move as we are mortgaged to the maximum. We don't want to stay and back onto neighbours, we don't want to live in an overpopulated neighbourhood. We want our children to be able to join sporting teams, to have an education that is not in an overpopulated school. We made the choice to over extend ourselves so we could have the privacy we paid for. To be honest, we don't even want to stay in Calgary. The city my husband was born and raised in has turned into somewhere we don't want to stay. The densification that Calgary is putting in place is not the type of City we want to raise our children in. As previously stated we paid almost 700,000 for our home, today the house two doors down from us is listed for \$469,900. That is \$230,000

less than what we paid. We are in jail because of the greed of a developer and a city that isn't protecting its residents. A city that is not following the MDP and ensuring this is a walkable community and overlooking or relaxing far too many items.

After I learned of the conditional sale, I joined the community advisory board that Quantum set up. I needed our voice to be heard. I vowed to fight this in every way I could. I have spent countless hours trying to represent the community of Harvest Hills, trying to fight for what is right.

There are so many reasons why this is wrong. Harvest Hills is a developed community and has been for the past 26 plus years. I agree with revamping neighborhoods downtown, I agree with development in the new communities but to take an already developed neighborhood and ruin it for sole profit is **WRONG!!!!** If you look at google maps, the only green space you see in Harvest Hills is the lake and the golf course. It is small and all we have. It is recreation for the City of Calgary. It is only 9 holes so people can golf without spending an entire day doing it. It is inexpensive and gives everyone the opportunity to play a usually expensive sport. I am not even fighting to keep the golf course anymore. Yes, I would like that to stay but at the end of the day all we value is the green space, the recreational space that Genstar built for this community. The land was zoned special purpose recreation for a reason.

Should you allow this rezoning application to occur, not only would you be allowing Cedarglen to take away beautiful green space and a great sport, you would also be destroying fully developed mature trees and the privacy of people who paid for it to put money into a developers pocket. You would be ruining a community. When you drive into Harvest Hills, you feel nature. Birds are singing, bunnies, coyotes; ducks, geese are all living in nature. The entire community benefits from this space. It is open and bright and beautiful. If you allow the rezoning, instead you will allow a wall to wall mound of multi-family housing. The entire face of Harvest Hills will change. The birds will no longer be what we hear on a Saturday morning. Instead it will be dump trucks and bulldozers. A beautiful stable community destroyed. Why do we need more condos??? Coventry, Country Hills and Panorama are full of them. So are Nolan Hill, Kincora and Sage Hill. The new area of Keystone will house 65 000 people. Why do we need more homes in Harvest Hills? The northern hills are already over populated. The schools are at maximum capacity. You can't get a parking stall at Superstore and Vivo is impossible to even register for a swimming class. At 8:02 on registration day (opens at 8:00) all programs are full. How are we going to support another 3000 people? Where will the recreation take place? Where will we shop? Where will the kids go to school? Where will people park? This is not a walkable community. It takes 15 minutes minimum for me to walk to any store in Harvest hills, 25 minutes for me to walk to the recreation facility "vivo". Anyone living in harvest hills will require a vehicle. Where are these 3000 residents going to park? According to one member of the CPC...this will create a traffic explosion in our already over populated community.

High density is ok in areas high density should be. Look at the all other cities, Montreal, Toronto, and Vancouver. High density is where it should be...in the downtown core. The outskirts of the city, suburbia is still suburbia. People want to get away from the traffic and congestion when they are home. They

don't want to work and live in it. Why can't we keep recreation and the beautiful green city Calgary once was?

After talking to many City representatives, I keep hearing we can't stop someone from building on private land. I disagree. If I wanted to build a high rise condo on my property you would say no, as we are zoned residential. My parents have a 7-acre piece of land in Okotoks and have been denied to subdivide into 2 small parcels. The MD of Okotoks is looking out for the other residents, the water shed and the type of lifestyle on the land. Please protect us!! YOU can stop the rezoning. Keep some recreation space in Calgary. Take a stand and allow it to be for the people. Don't rezone the recreational land to residential. I truly believe if you don't allow the rezoning a real golf course company will run this space as a golf course. If they don't, it can still be recreation. It can still give back to the residents of northern hills, instead of taking away what we all purchased in that community for.

My main concern is the watershed. If I have the numbers correct the city of Calgary announced that they were allowing a 260% relaxation on the draining.

The city engineer mentioned they normally allow a release rate of 15 mm (we are at 9 mm right now) but in this case they would allow 62 mm Who is going to pay for the damage when harvest hills floods? Why are more water studies not being done to make sure the area can handle this type of development? Why would the city allow such an extreme relaxation?

Why is the city allowing the developer to run this entire plan? The city has asked for a tree retention program, they asked for a community center, they asked for the power lines to be buried; they asked for the removal of cul de sacs. The developer simply says no and the city passes this destructive proposal during the CPC. Why would the developer make any positive changes when the city backs down? This makes no sense to me. The CPC was postponed so the report could be re written. The new report left out how cederglen has not been cooperating with the city planning department. Why is the city allowing these unjust situations to take place?

During the CPC Ms. Gondek attempted to ask for an amendment and asked to postpone the decision to make sure the plan adds a community gathering place but then said she didn't want the developer to be held up another construction year and pulled her amendment off the table. Why would the city of Calgary be worried about the developer's financial gain when this plan would be hurting so many residents financially?

If you allow the rezoning, I would really like my voice to be heard about our residence. We live in a hole. We are at a lower level then the other houses to the left of us. When we are standing in our bedroom on the second floor, we are at the same level as Harvest Hills Gate. We have major fears of flooding. Already in the spring our backyard is saturated. Take away the natural draining of the golf course and

adding eaves troughs on all these new houses and townhouses and what do you have? A flooded backyard. Who will be responsible if our basement floods?

I am also concerned with the traffic on Harvest Hills Blvd. That will be the route my kids will walk to school. The traffic is already high and people speed; what do you think will happen with 3000 more frustrated drivers trying to get out of a community. They will speed even more and put my children at risk while they walk to school.

Please put *yourselves* into the shoes of the Harvest Hills community and vote No to the rezoning of this beautiful piece of green space.

Thank you.

Kim MacIntosh

Smith, Theresa L.

From: Jeremey Dirom [Jeremey.Dirom@gov.ab.ca]
Sent: Tuesday, September 13, 2016 9:37 AM
To: City Clerk
Subject: Harvest Hills BYLAW 260D2016 - Public Hearing Submission
Attachments: letter harvest hills (final).docx

Please find attached letter regarding Harvest Hills Development - BYLAW 260D2016

Thank You.

J. Dirom

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2016 SEP 13 AM 9:56

THE CITY OF CALGARY
CITY CLERK'S

September 12th, 2017

Office of the City Clerk
The City of Calgary
700 MacLeod Trail SE
P.O Box 2100, Postal Station 'M'
Calgary, Alberta
T2P2 M5

RECEIVED
2016 SEP 13 AM 9:56
THE CITY OF CALGARY
CITY CLERK'S

Dear Mayor and City Counsellors:

**RE: HARVEST HILLS BYLAW 260D2016
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

I am writing this letter in response to the current application to re-zone Harvest Hills Golf Course.

I have been involved in the "community engagement" from the beginning of this process, and I am become deeply concerned, as the process continues. From the onset of this process, it has been communicated that we have had concerns about development behind our property. In particular our concerns are in terms of privacy, and in terms of proximity of any potential new development. We are extremely disheartened and concerned to see a proposed 8m buffer belonging to a Home Owners Association in conjunction with the new development bordering our home. The reasons for this are that our home is a two-story house with walkout, and that the back of the home is virtually all windows from the walkout to the second story.

We believe that our privacy has not been taken into consideration, and that the buffers are being set to maximize the density, and utilization of the area to the maximum potential by the developer. It appears to us that no-one has taken a look at the area other than an overall site plan. I am shocked that the buffer area proposed is minimal at best for a row of housing developed to take advantage of a view of open space. We are deeply concerned that this "oversight" will not only strip us of our privacy in our home, but any enjoyment looking out the window, as with the proposed pathway and minimal space it will steal all the mature trees from behind our home.

Further to this the proposed Home Owners Association that will be responsible for the 8m "buffer", is deeply concerning to us. The fact that the area will remain in the control of a HOA, does nothing to ensure accessibility to the community. It would be simple enough for the HOA in the future to lock people out from accessing the area. So there is no guarantee that access will be given or remain to the community as a whole. Arguably the promises made to have this space accessible to the community will likely become as meaningless as the promises made by Genstar to this community during it's original development, and that of it being a golf course community.

The density proposed which has increased since the first proposal is also a huge concern. It appears that the developer is simply looking to maximize the yield from their investment, and that the input of the community has simply fallen upon deaf ears. Both myself and my partner have requested from day one

that if this development were to happen that a large greenspace should exist between existing homes and the new development. This has not happened.

I am also concerned that the proposed new entrance into the community is going to create a major thoroughfare through the community, as well as creating a dangerous intersection as it intersects with Harvest Hills Drive on a the curve of the road. This will become a major intersection as commuters will utilize this exit to access Deerfoot Trail as it would become the furthest east exit from the community, as well as being utilized by others to avoid congestions that can occur on Country Hills Blvd.

Finally I am concerned that there has only been wildlife study conducted on Harvest Hills Golf course, which indicated that there are only magpies on crows on the course. As a resident on Harvest Grove Close, I will attest to that information is inaccurate, and that there are in fact a great deal more wildlife that resides in that area than note. First there is an owl in which the course is a part of its territory. It commonly utilizes the trees behind my house as a perch, and is regularly heard and seen. I have sent photos to the community association of the owl when seen during the day, as he operates mostly nocturnally which is not conducive to photographs at those times.

I am also concerned that no mention of the porcupine in the area is made. Again porcupines are nocturnal animals, and therefore difficult to photograph. I can attest that he has raided vegetable gardens, and has been seen in our back yard late at night. However, I have been unable to track him as he retreats to the golf course which I cannot enter, and often he is scurrying off due to dogs barking at his presence.

Further to the above concerns is that of the Canadian Geese that have been nesting on the golf course. In discussions through my work with Alberta Fish and Wildlife (as the site in which I work has nesting geese) they have advised that geese have natural homing instincts, which bring them back every year to the site in which they have previously laid eggs. We were also informed by Alberta Environment and Park that the 'Canada Goose' is a federally protected species and as such they cannot be removed once they have nested. In terms of our own site the process of removal takes approximately three years, and in which we are assisted by Alberta Fish and Wildlife in the case of extremely aggressive birds.

There are also water fowl including ducks and heron that can be found on the course. I can attest to having baby rabbits, ducks, skunks, as recent as this year, as well as in years past. Again I am very concerned that there have been no further wildlife studies, and that these rare and protected animals are put at risk.

As a resident of the community, overall, I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation, or at the very least take into the consideration how intrusive the current proposal will be to residents based on it's current draft. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Jeremey Dirom

12 Harvest Grove Close NE

Smith, Theresa L.

To: Karen Hamilton
Subject: RE: Redesignation of the Harvest Hills Golf Course. 1450 Harvest Hills Drive N.E.

From: Karen Hamilton [<mailto:hamilton8karen@yahoo.ca>]

Sent: Tuesday, September 13, 2016 1:28 PM

To: City Clerk; Office of the Mayor; Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm

Subject: Redesignation of the Harvest Hills Golf Course. 1450 Harvest Hills Drive N.E.

I wish, once again to voice my opposition to this redesignation of recreational land for residential development.

I built my home on a golf course. We have lived here since 1994. My life savings is in my home.

I paid a premium for a golf course lot.

Since Cedarglen bought the golf course, my home has lost \$30 to \$40 thousand dollars in value.

This Community was supposed to have more recreational opportunities, a lake for swimming, boating, skating, none of which materialized.

I am writing to make it known that **I oppose any re-zoning of the Harvest Hills Golf Course from its current designation of S-R, Special Purpose – Recreational.** As a resident of the area, and member of the community, I value the recreational opportunities available to us in the community, both private and public. It is important that recreational opportunities remain available within the area, for not only us, but future generations. As indicated in the City of Calgary's Action Plan Summary 2015-2018, "recreational opportunities were key priorities because of their contribution to citizens' overall quality of life."

Furthermore the potential rezoning would have a huge negative impact on the community as it would apply pressure to already limited community resources such as schools, medical services, public transit, and traffic congestion in the area. The loss of the area would also lead to the destruction of unmanaged wildlife habitat that is currently under golf stewardship in the area.

Furthermore, I am deeply concerned how this development would impact the Nose Creek watershed, something that has not been addressed in the application. I would also like to hear from the Calgary Fire department, as any development this close to the train tracks, must concern them.

Karen Hamilton
10870 Harvest Lake Way N.E.
Calgary, AB
T3K 4L1

hamilton8karen@yahoo.ca

RECEIVED
2016 SEP 13 PM 1:35
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: John Nixon [janixon@shaw.ca]
Sent: Tuesday, September 13, 2016 4:32 PM
To: City Clerk
Subject: Harvest Hills Bylaw 260D2016 submission
Attachments: image00001.png; image00001.png; image00001.png; image00001.png

John Nixon has shared a OneDrive file with you. To view it, click the link below.

 Harvest Hills Rezoning Letter September 13^J 2016.docx

As a long-term resident of the Harvest Hills Community, please accept my written submission protesting the potential rezoning.

Thank you,

John A. Nixon
63 Harvest Grove Close N.E.
Calgary, AB T3K 4T7

RECEIVED
2016 SEP 14 AM 8:34
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 SEP 14 AM 8:34

THE CITY OF CALGARY
CITY CLERK'S

John Nixon
63 Harvest Grove Close
Calgary, AB, T3K 4T7
September 13, 2016

Councillor Jim Stevenson Ward 3
The City of Calgary
Aldermanic Offices (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Phone: 403-268-2430 Fax: 403-268-8091

Dear Jim Stevenson:

I am writing in regard to the application received by the City of Calgary to amend the Land Use Designation (zoning) for Harvest Hills Bylaw 260D2016 and the public hearing scheduled for Monday, October 3, 2016.

Let the record show I oppose any re-zoning of the Harvest Hills Golf Course from its current designation of S-R, Special Purpose — Recreational. As a long-term resident of the area, and member of the community, I highly value the dear few recreational opportunities available to us in this community, both private and public. It is important recreational opportunities remain available within the area, not only for us, but future generations of Calgarians. As indicated in the **City of Calgary's Action Plan Summary 2015-2018**, *"recreational opportunities were key priorities because of their contribution to citizens' overall quality of life."* The underlining fact is we and many others bought in this community because of the existence and attraction of the community golf course!

Do not undermine our quality of life in this neighbourhood!

Furthermore, the potential rezoning will have a huge negative impact on the community as it would apply additional pressure to already limited community resources such as schools, medical services, public transit, and traffic congestion in the area. The loss of the area would also lead to the devastation of unmanaged wildlife habitat that was until recently under golf stewardship in the area.

As an elected official by the constituents of this community, thank you for your anticipated support to defeat any attempt to rezone our beloved community.

Sincerely,



John Nixon

Smith, Theresa L.

From: debbie bilben [debbiebilben@hotmail.com]
Sent: Wednesday, September 14, 2016 9:59 AM
To: City Clerk
Subject: Fwd: Re-designation of the Harvest Hills Golf Course

RECEIVED
2016 SEP 14 AM 10:02
THE CITY OF CALGARY
CITY CLERK'S

Sent from my iPad

Begin forwarded message:

From: <debbiebilben@hotmail.com>
Date: September 13, 2016 at 8:13:07 PM MDT
To: <cityclerk@calgary.ab.ca>
Cc: <themayor@calgary.ca>, <jimstevenson@calgary.ca>, <gian-carlo.carra@calgary.ca>, <sean.chu@calgary.ca>, <peter.demong@calgary.ca>, <ward.sutherland@calgary.ca>, <joe.magliocca@calgary.ca>, <Andre.Chabot@calgary.ca>, <Diane.colley-urquhart@calgary.ca>
Subject: Re-designation of the Harvest Hills Golf Course

As a long time resident of Harvest Hills Community, I am writing to voice my concerns that are facing our golf course community.

The golf course was not sold for lack of use, but to help fund the new Phil Mickelson course in the Spring Bank community of Harmony. For more than 14 years we have enjoyed the golf course, it's vibrancy in the spring, summer, and fall months with golfers, the wildlife, many species of birds and the many mature trees that have made it a beautiful green space. The winter months provide a calm backdrop for us. This past year has left us with an abundance of weeds in our yard as the new owner chooses not to maintain it. Cutting two feet of grass and leaving it lie their does not constitute maintenance. This was done a total of two times and one time just around the fence. As a homeowner I am required by the city to maintain my property, and we take great pride in doing so, I wonder why Quantum Development is not made to do the same.

The idea of adding more housing, which brings more vehicles is not sustainable for this community. The roads in and out of the community are near capacity as it is, transit is not set up to carry 3000-3500 more people and the one Separate School in the district is packed. Where will the influx of people go for recreation as VIVO is always full, health services are not accepting new patients and grocery and retail are at capacity.

The new development does not provide the community with any further recreation or amenities, it does not fit the MDP. The plan does nothing to enhance the community. With all the new development north of Stoney Trail, why does the city have the need to approve a large development which does nothing for the area. Why ruin an established community.

Debbie Bilben
15 year Harvest Hills resident
224 Harvest Lake Green NE

Smith, Theresa L.

From: Kate SHAW [kateshaw@shaw.ca]
Sent: Wednesday, September 14, 2016 10:28 AM
To: City Clerk
Subject: Kate and Ken Shaw's letters opposed to re-development of Harvest Hills Golf Course
Attachments: Ken Shaw's letter April 12, 2016.docx; Kate Shaw's letter April 12, 2016.docx

Dear City Clerk,
I have attached my letter and my husband's prior to the Oct. 3rd meeting.

Kate Shaw
190 Harvest Park Circle N.E.
Calgary, AB T3K 4M9

RECEIVED

2016 SEP 14 AM 11:02

THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 SEP 14 AM 11:02

THE CITY OF CALGARY
CITY CLERK'S

September 13, 2016

City Clerk #8007

The City of Calgary

P.O. Box 2100, Station "M"

Calgary, AB T2P 2M5

RE: Re-designation Application of the Harvest Hills Golf Course

I am a resident of the Harvest Hills community since 1997. I do not live on the golf course. I am strongly opposed to the re-development of the Harvest Hills Golf Course by Cedarglen and Quantum Place Development. Harvest Hills was originally approved by the City of Calgary based on the overall features incorporated into the original design. Fast forward to present day where Harvest Hills is a successful community that Cedarglen and Quantum Place Development want to destroy for the sake of profit. Are we to believe that "the supposed outside community experts" such as Cedarglen Quantum Development know what is best for our community by changing it substantially? I disagree.

If this development is allowed to proceed, will somebody look back on it and say "in hindsight it was a bad decision but we had to try it." Why not develop this kind of residential plan in a place where there currently is no development. Then you can start from scratch and all of the new residents know what they are buying into. The current development proposal is the equivalent of trying to put "a square peg in a round hole."

It is my understanding that over the past two years there has been increasing pressure on municipal councils to densify Canadian cities. Harvest Hills is a suburb of Calgary. Are there any developments of a similar nature where densifying suburbs has worked for the betterment of the community?

Part of making a community is the people that are living in it. In so far as Quantum Development's statements saying that they will create a vibrant community, I can assure you that I speak for the overwhelming majority of Harvest Hills residents when I say "we are vibrant enough already."

Best regards,

Ken Shaw

190 Harvest Park Circle NE

Calgary, AB T3K 4M9

H: 403-226-0610

September 13, 2016

City Clerk #8007
The City of Calgary
P.O. Box 2100, Station "M"
Calgary, AB T2P 2M5

RECEIVED
2016 SEP 14 AM 11:07
THE CITY OF CALGARY
CITY CLERK'S

RE: RE-DESIGNATION APPLICATION OF THE HARVEST HILLS GOLF COURSE

I am a resident of Harvest Hills for 19 years. I do not live on the golf course. I am very much opposed to this development. It would affect the lack of infrastructure that currently does not exist in our community. I am referring to increased density, inadequate schools, traffic congestion, crowded buses, loss of recreational green space, and a lack of medical, social, community and recreational facilities.

The question that city planners and Quantum Developers look at is "does this fit into the Municipal Development Plan." The larger question should be "is this a benefit to the community." I think it will be a detriment to Harvest Hills putting more pressure on it and the surrounding communities.

Last summer when I was canvassing door-to-door in Harvest Hills, there were very few residents in support of the development. As you are aware, more than 6,000 letters and signatures were obtained opposing this development.

I feel strongly that adequate infrastructure must meet the needs of the current residents. This has not happened for Northern Hills residents over the years. This development will add more strain to our community as it currently exists.

I feel that traffic congestion will seriously impact our community and the surrounding communities. There will be loss of green space and mature trees which I find distressing. I am aware that there are tennis courts and some light outdoor exercise equipment stations planned. In my opinion, these are token recreational facilities that take up minimal space and not much of an effort for Cedarglen to build.

The NHCA and community residents have put thousands of volunteer hours into research, information gathering, meetings and communications throughout this entire process. Vote "no" to harvesting our hills and put an end to this bad precedent setting development.

Best regards,

Kate Shaw

190 Harvest Park Circle NE
Calgary, AB T3K 4M9
H: 403-226-0610

Smith, Theresa L.

From: MICHAEL SANDERCOCK [sandercock@shaw.ca]
Sent: Wednesday, September 14, 2016 3:27 PM
To: City Clerk
Subject: Harvest Hills Redevelopment: Proposed Homeowner Association

Dear City Clerk:

The development proposal includes provision for a "Homeowner Association." This Association "...will be a residents association that will own and maintain the landscaped buffer spaces." (e-mail from J. Siriphokham to the author, August 11, 2016)

What the Applicant is proposing is that the residents of the development own and care for the publicly accessible green spaces between the existing development and the new development. This idea is unworkable and the City of Calgary will eventually have to takeover the maintenance of these buffer spaces.

There will be 716 housing units within the proposed development which will generate about \$72,000 per year, based on a modest \$100 per housing unit per year. While this does not seem to be a huge sum, the Evergreen Residents' Association (which is setup for a similar purpose and with a similar funding model) has difficulty collecting even such a small amount:

"There are a significant number of overdue membership accounts across the community."

(<http://evergreenresidents.ca/member-benefits.html>)

Voluntary Community Associations, which draw from many thousands of residents, always seem to have difficulty recruiting board member and volunteers. How will a mandatory Residents' Association representing a population of about 1,400 adults actually find enough people willing to hold Board positions?

The marketing proposal is a little incredulous: "Buy a home in The Parks of Harvest Hills, and by the way, you have to pay an annual tax to fund publicly accessible greenspace." Why would anyone want to do that? All a potential buyer has to do is purchase a home a few blocks away in Harvest Hills and have access to the same greenspace for free! Or, if a buyer really insists on having a new house without this extra tax, they merely have to go down the road 10 minutes to Cornerstone or Keystone.

THE CITY OF CALGARY
CITY CLERK'S

2016 SEP 14 PM 3:44

RECEIVED

Sooner, rather than later, there will be insufficient funds and / or people willing to serve on the Board to maintain these buffer spaces. The City of Calgary will have to step in and takeover the maintenance. This idea, along with the rest of the proposed development, is completely unworkable and should be thrown out.

Regards,

Michael Sandercock

101 Harvest Grove Place NE
(403) 605-2064

Smith, Theresa L.

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Subject: FW: Oppose to Harvest Golf course redevelopment

2016 SEP 14 PM 3:45

THE CITY OF CALGARY
CITY CLERK'S

From: Wqing [mailto:wqingca@yahoo.ca]
Sent: Wednesday, September 14, 2016 2:56 PM
To: City Clerk
Subject: Oppose to Harvest Golf course redevelopment

To City Council,

I am writing to you to present my concerns and to oppose to the proposal. I strongly believe that this is wrong for our community.

There are so many reasons to support our concerns and disagreement:

1. Golf is not in decline.
2. The project is too close to the railway.
3. A complete, sustainable and walkable community is not in Quantum's proposal but is in the MDP.
4. Are we going to add more houses, more cars, and more people with already insufficient amenities?
5. There is No reasonable transit to Northern Hills Centre.
6. We need more amenities and infrastructure first! We need walkable schools, health services, retails, Community gathering amenity and Community Association space!
7. Wildlife and trees. Seems like city does value wildlife and trees. So please do consider protect them before approving rezoning!
8. Please also consider Overland water drainage and sewage capacity. Please stick to city's principles when looking at all the issues such as Wetland Conservation Plan (2004). AB Wetland Policy (2015).
9. Is density the only goal of the city, despite the fact that Northern Hills can't afford such a redevelopment?
11. Some studies provided days before deadline. no time for third party review. Why the hurry?
12. Does community consensus mean anything to the city? We can't change the zoning of our own property without neighbour's consent. If most of the people in Harvest hills against the development, will it still get the go-ahead anyway?

.....

Regards,

Name : Michelle Wang
House Address : #602, 550 Riverfront Ave SE Calgary

Albrecht, Linda

From: xiaoqiang qiu [qxq.ivyeeda@hotmail.com]
Sent: Wednesday, September 14, 2016 5:55 PM
To: City Clerk
Subject: Oppose to rezoning our existing community

To whom it may concern,

I am writing to you to present my concerns and to oppose to the proposal. My family strongly believe that this is wrong for our community.

Too many reasons to support our concerns and disagreement:

1. Golf is not in decline.
2. The project is too close to the railway.
3. A complete, sustainable and walkable community is not in Quantum's proposal but is in the MDP.
4. Are we going to add more houses, more cars, and more people with already insufficient amenities?
5. There is No reasonable transit to Northern Hills Centre.
6. We need more amenities and infrastructure first! We need walkable schools, health services, retails, Community gathering amenity and Community Association space!
7. Wildlife and trees. Seems like city does value wildlife and trees. So please do consider protect them before approving rezoning!
8. Please also consider Overland water drainage and sewage capacity. Please stick to city's principles when looking at all the issues such as Wetland Conservation Plan (2004). AB Wetland Policy (2015).
9. Is density the only goal of the city, despite the fact that Northern Hills can't afford such a redevelopment?
11. Some studies provided days before deadline. no time for third party review. Why the hurry?
12. Does community consensus mean anything to the city? We can't change the zoning of our own property without neighbour's consent. If most of the people in Harvest hills against the development, will it still get the go-ahead anyway?

.....
We will see.

Thank you very much!

Name : Teddy (Xiaoqiang) Qiu
House Address : 87 Harvest gold circle NE Calgary

Sent from my iPhone

RECEIVED
2016 SEP 15 AM 7:54
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Allison Andruchuk [aja_mk@telus.net]
Sent: Wednesday, September 14, 2016 7:27 PM
To: City Clerk
Subject: Harvest Hills October 3, 2016
Attachments: City of Calgary Council.docx

Please find attached our letter of opposition.

Thank you

RECEIVED
2016 SEP 15 PM 1:14
THE CITY OF CALGARY
CITY CLERKS

City of Calgary Council
Office of the City Clerk

RE: Harvest Hills Bylaw 260 D2016

As owners of an adjacent property, we wish to have our concerns recognized. We are in opposition to amending the Land Use Designation (zoning) of the land located at 1450 Harvest Hills drive NE (Plan 9711046 Block 1).

Having attended the City Planning Commission hearing, we left knowing that the approval system skirted around the parameters of the 2009 City of Calgary MDP.

The community of Harvest Hills borders a major transportation corridor. We have been awarded the "Travelling Light" public artwork as a result! The hills are quickly being leveled for commercial industrial development but within the community are 65 acres zoned Special Purpose-Recreation.

During the hearing, a Quantum Developments spokesperson called the 26 year old Harvest Hills Community "dated". Is this really a precedent for change and community disruption that City Council wishes to embrace? Our community shows pride of ownership. Harvest Hills does not need to be "refreshed".

Surely densification and an increased city tax base can be rejected in this instance. Calgary City Council has the ability to leave a legacy that includes over 1000 mature air cleaning trees. The wetlands and wildlife corridor can remain status quo.

Vote with the intent to keep this recreational space green!

Respectfully submitted,

The Andruchuk family
319 Harvest Lake Green
Calgary

RECEIVED

2016 SEP 15 PM 1:14

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: typalmer@telus.net
Sent: Thursday, September 15, 2016 7:39 PM
To: City Clerk
Cc: Stevenson, Jim E.
Subject: Harvest Hills Golf Course re-development proposal- ByLaw 260D2016

The Harvest Hills Golf Course re-development proposal is not something we want to see happen in our community. The City of Calgary should ensure that overall present green space in our community stays in place

We have been a homeowners in the community for over 17 years and one of the main reasons we purchased in this area was the nice golf course in the area. Our home is situated in a cul de sac in the estate area and is very near the golf course. The golf course is something we have very much liked seeing daily from travelling and walking around it. Have also liked using the golf course.

Overall do not want this redevelopment to happen. Should it happen though one of the concerns is the likelihood of house values dropping due to these new developments occurring.

If the redevelopment is to happen do not want to see the smaller residential lots put in the main former golf course area. They should be the same size as the other local lots that will back up onto them. Also the number townhomes and condos should be reduced to lower amounts due to the population increase in this area of Harvest Hills

Ty Palmer and Elaine Palmer
204 Harvest Lake Green NE

RECEIVED

2016 SEP 16 AM 8:03

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

RECEIVED

From: Tracey Anderson [traceyandrand@gmail.com]
Sent: Thursday, September 15, 2016 8:09 PM
To: City Clerk
Subject: Redevelopment of Harvest hills

2016 SEP 16 AM 8:04

THE CITY OF CALGARY
CITY CLERK'S

Dear city counsel

My family has lived in Harvest Hills for over twenty years.

In fact this is the only home my 19 year old son as every know

When we bought our home it never entered our minds that the golf course could be sold off to the highest bidder.

We have seen much progress since we arrived . A small property with a horse sat where the bottle depot and plaza resides.

The T&T plaza was a field .

I understand change and progress ,but what if change and progress is not for the better of the community

I was surprised when I sat in the kitchen watching arguments and information brought to city counsel .

I was surprised with a great bit of misinformation on the part of the builders and those who will gain financially.

I was shocked when I heard that we had adequate schools in Harvest Hills

I found that interesting since I had to put my 5 year old on a bus to a school more than 20 minutes away . As well as

my 13 year old was bused to Junior high. There has never been a elementary, junior high or high school in or close to Harvest Hills.

Even when a public school was build in Coventry we were not allowed to attend.

As for the fact that there is a decline in children in Harvest hills I can tell you by my neighbourhood that Harvest Hills is repopulating with young families.

As for Harvest hills being walkable in 10 minutes to county village square, my long legged fit 19 year old son says he can do it in 20 minutes . We live at Harvest Gold Circle.

I am also very concerned for the trees that will be taken out.

When my friends told me of there hatred for squirrels last year ,I told them I was excited to actually have our tree's at a maturity level that caused me to see my first squirrel in 19 years of living in Harvest Hills.

Golf also has been a big part of our identity in Harvest Hills.

We had a golf course that was accessible to the middle class.

People paid more for homes so they could live on the green.

What compensation is there for these people ? None ,from what we have heard.

Will they now take a loss for the sale of there homes or stay and live in the shadows of a condo or housing complex.

I am an assistant pastor of Calgary World Harvest church.

This church is in the south and most of the congregations lives in the south.

We do a lot of driving to the south and people are always asking us why we don't move .

I say because we have more open spaces and houses that are not carbon copies of each other.

But if the builders plan goes thought we will loose our open space and get houses and condo's that don't even fit into our neighbourhood design

As well as we are already bursting at the seams as a community, regarding traffic ,recreations faculties and other amenities.

In conclusion I am not someone who knows all the bylaws but I am someone who has invested 20 years of living in this neighbourhood ,

We feel like so much as been done in secret behind our backs.

As I said the golf course as been a part of who we are and it is heartbreaking to see the centre piece of our community be torn out from under our feet.

Thank you for hearing us and doing what is right. I appreciate those at counsel who have made us feel that the voice of the little guy does count for something .

Sincerely

Randy and Tracey Anderson
288 Harvest Gold Circle NE
403-860-7419

Sent from my iPhone

Smith, Theresa L.

From: Brent Rathgeber [brentrat@telusplanet.net]
Sent: Thursday, September 15, 2016 9:16 PM
To: City Clerk
Subject: Amended Outline Plan for Application LOC2015-0102

Importance: High

Planning, Development and Assessment, IMC #8076

PO. Box 2100 Station M

Calgary, Alberta T2P 2M0

RECEIVED
2016 SEP 16 AM 8:05
THE CITY OF CALGARY
CITY CLERKS

September 15, 2016

RE: Amended Outline Plan for Application LOC2015-0102

(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)

Dear City Clerk:

I am a long time resident of Harvest Hills in Calgary for over 20 years and I am strongly opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons:

- I am concerned with the loss of the wildlife habitat currently in the golf course.
- I am concerned about the loss of green space in a city which is renowned for its green space and I do not want to live in an urban jungle.
- The only elementary school and the only high school in the area are already at capacity. It would be more beneficial for development to take place in communities that have schools with room for more students.
- I am concerned about the additional strain of more people on the limited medical clinics & doctors in the area. There is no emergency medical facility in this area.
- I am concerned about the additional strain of more people on the roadways in our area as there is already congestion during rush hour, particularly during the winter, and around the only shopping area in the community.
- I am concerned that there are storm water dry ponds located in the redevelopment area and there is potential for flooding if housing is built there;
- I am concerned that the same architectural controls for our community will not be adhered to in the new housing;

I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Susan Rathgeber

Calgary, AB

T3K 4L1



Virus-free. www.avast.com

Smith, Theresa L.

From: Brent Rathgeber [brentrat@telusplanet.net]
Sent: Thursday, September 15, 2016 9:19 PM
To: City Clerk
Subject: CEDARGLEN PROPOSAL IS INCONSISTENT WITH CITY'S MUNICIPAL DEVELOPMENT PLAN AND DOES NOT ENHANCE HARVEST HILLS

Importance: High

Dear City Clerk:

RE: CEDARGLEN PROPOSAL IS INCONSISTENT WITH CITY'S MUNICIPAL DEVELOPMENT PLAN AND DOES NOT ENHANCE HARVEST HILLS

I am a long-time resident of our city. I am writing to express my concern about the proposed Cedarglen application to demolish the Harvest Hills Golf Course and re-zone the land to allow construction of various housing units, including apartment and rowhouse types of development. I understand that the decision is being considered by the city planners to accept this application.

The proposed development of the Harvest Hills Golf Course includes the addition of numerous multi-family housing units. It does not propose any amenities that would "enhance the existing community and make it more complete," as requested in the City's Municipal Development Plan. In fact, the opposite is the case since the golf course is the principle recreational asset of the community and its loss will significantly reduce the completeness of the community.

Demolishing the golf course is breaking a commitment made by the original developer, Genstar, and fully endorsed by the City of Calgary Council forefathers of 25 years ago. In fact, the City Council of the day made the addition of the golf course to the proposed community a condition of approval for development. Today Genstar is a partner of Cedarglen Homes. Both appear to have forgotten these original approvals and are attempting to utilize an unintended interpretation of the MDP by claiming to appeal to the "densification" aspect within the City's plan. Cedarglen's current plans would completely transform our purpose-built community to a degree that would grossly infringe on residents' rights to enjoyment of their properties. Cedarglen's proposal will add hundreds of housing units onto the current green space that is the golf course. It will significantly increase the traffic in the area and put extreme stress on all existing infrastructure and amenities, including our school. It will expose even more residents to potential risk with an unintended incident involving dangerous goods on the railroad beside our neighbourhood.

If you truly believe that you are acting and representing the best interest of the residents of this city, you will understand that this has NO benefits for our community.

Please listen to 100% of the residents and not approve this for re-zoning and development.

Sincerely,

Brent Rathgeber

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2016 SEP 16 AM 8:07
THE CITY OF CALGARY
CITY CLERKS



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Smith, Theresa L.

RECEIVED

From: Tamara Nellissen [calgaryhomeowners@gmail.com]
Sent: Thursday, September 15, 2016 3:17 PM
To: City Clerk
Subject: Harvest Hills Golf Course

2016 SEP 15 PM 3:34

THE CITY OF CALGARY
CITY CLERK'S

Hello,

I am writing to you as a concerned Calgarian, Realtor and resident of Harvest Hills. I am in complete opposition to the re-development and more importantly the re-zoning of the Harvest Hills Golf Course.

When Harvest Hills was first being developed, the City seen the need for having special recreational land. They recognized that and implemented the zoning as all communities need to have recreational space available to them. Unlike other Golf Courses within Calgary that have been re-developed, our land was ALWAYS zoned as special recreational use.

The MDP talks about having walkable communities. Loosing the recreational space will only discourage the walkability of the community, plus we will be losing a huge feature that the community was founded upon. Losing this green space goes against the principal of Good Urban Design, we are losing a great urban space that anyone, all over Calgary and surrounding communities can enjoy. In an area like Harvest Hills, people are **not** moving here to enjoy the life styles that inner city and downtown communities provide, which is why further desiccation does not fit the current MDP. We do not have the walk ability, the pathways or the river that many communities in the core enjoy. Why are we looking at retro fitting an already existing community with undesirable condominiums, town homes and duplexes?

We have new developments such as Livingston that are brand new communities coming up near Harvest Hills. These communities are going to further tax our already over burdened services, such as grocery stores, schools and doctors, plus we are now threatened with losing the precious green space. I tuned into the City Planning meeting on August 25th, 2016. A discussion was brought up surrounding the schools that surround this community, where the CBE was deemed to have supported the proposal of bringing in more children into our already over crowded schools. When Ascension of our Lord and Notre Dame were opened, they were opened with portals attached IN THE FIRST YEAR! How are we expected to accommodate further increases from surrounding communities, let alone our own.

As a Realtor, I see the demand for housing first hand. Calgary's MDP calls for densification of our inner city communities. According to the Calgary Real Estate Board our greatest decline in sales activity has occurred in the attached and apartment categories, where as our detached single family homes have retained the greatest value through out the down turn in our economy.

Calgary is a family orientated city. Many people move here to create a better life for them selves and their families. This is why we see so many young families move to Calgary.

Especially when most of these developments do not provide any green space, private yards and are lacking in amenities. Apartment and townhome living does not suit growing families well.

This development comes at a time when the attached and apartments sectors of our market are experiencing record highs.

In closing, the re-zoning of Harvest Hills Golf Course does not only affect residents of Harvest Hills it affects all Calgarians alike. After keeping a close eye on the decisions the City of

Calgary has been making on this project, I am completely perplexed to understand why it has gone as far as it has with so much opposition including the discussion held by our City Planners during the City Planning and Development Meeting. The voice of our communities should be heard and understood.

Tamara Nellissen, REALTOR®

CIR REALTY

#144, 1935 - 32nd Avenue NE

Calgary AB T2E 7C8

Cell: 403.477.5120

Office: 403.291.4440

Fax: 403.592.2218

www.calgaryhomeowners.com

calgaryhomeowners@gmail.com

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Smith, Theresa L.

From: Melissa Cooney-Burk [melissacb03@gmail.com]
Sent: Thursday, September 15, 2016 3:30 PM
To: City Clerk
Subject: Harvest Hills Redevelopment
Attachments: harvest hills letter.pdf

Hello,

Please find attached my letter of opposition to the redevelopment plan going before city council on October 3, 2016.

If you have any questions or require further information please let me know.

Melissa Cooney-Burk
931 Harvest Hills Drive NE
(403)305-0650

RECEIVED
2016 SEP 15 PM 3:48
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 SEP 15 PM 3:48

THE CITY OF CALGARY
CITY CLERK'S

September 14, 2016

Attn: City Hall Clerk

To Whom It May Concern,

Please accept this letter as my additional feedback to the proposed re-development of the Harvest Hills Golf Course. I am strongly opposed to the current re-development.

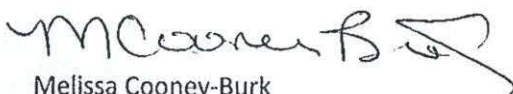
I have lived in Harvest Hills since I was in high school and living at home. I am now getting married next week and looking towards starting my family. We currently have two homes in Harvest Hills between my mother and myself as we have loved the community since we moved in. I had expected to stay in Harvest Hills once I begin to have children as the community had everything we need.

Over the past couple years it has seemed that Harvest Hills is bursting at the seams. The elementary school is at capacity, the nearby High School has already had portables added to accommodate new students, the VIVO recreation centres programs are full, the express bus downtown is jam packed and there is no existing c-train, and Harvest Hills Drive has become dangerous to pull out of our driveway on every day.

I had expected that the city would look at some of the infrastructure issues and work to correct them. Instead of focusing on these issues we are now looking at adding additional homes into the area.

These additional homes are going to add further stress to the roads, schools, and services without changes being made beforehand. These stresses will be the reason why my family and I will likely look towards Airdrie to purchase our home.

I am not against redevelopment. I am against this development plan as is and before important infrastructure issues are examined. I also find it disturbing that the city is considering a plan that the tax-paying residents of the community are so clearly against. We are not angry. We are not being irrational. We are using our rights as a community member to voice our concerns. They deserve to be listened to.



Melissa Cooney-Burk
931 Harvest Hills Drive NE
(403)305-0650

Smith, Theresa L.

To: Dustin Leskosky
Subject: RE: Harvest Hills Bylaw 260D2016 - Rezoning

From: Dustin Leskosky [mailto:dsleskosky@icloud.com]
Sent: Sunday, September 11, 2016 10:50 AM
To: City Clerk
Subject: Harvest Hills Bylaw 260D2016 - Rezoning

Office of the City Clerk
The City of Calgary

RE: Harvest Hills Bylaw 260D2016 - opposition to re-zoning

In regards to the Land Use Designation (zoning) for land located 1450 Harvest Hills Drive NE (Plan 9711046, Block 1), I am writing to express that **I am opposed** to the rezoning from Special Purposes Recreation to Residential. I am in alignment and support the The Northern Hills Community Association and Calgarians for Responsible Re-Development who both have communicated a long list of reasons for the opposition to the rezoning. This is a major issue and president setting that requires more time and public input before a decision can be made. At the very least this topic should be postponed until 2017. The home builder, CedarGlen Homes, and the developer Quantum Place Developments have failed to gain any support from the Northern Hills Community Association and have ignored recommendations from City Planners. Until this has been completed no re-zoning should be considered.

Thank you for your time.

Dustin and Shannon Leskosky
1121 Harvest Hills Dr. NE.
Calgary, Alberta
T3K 5C5

(403) 540-0196

RECEIVED
2016 SEP 12 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Brett Paddock [brett_paddock@shaw.ca]
Sent: Sunday, September 11, 2016 1:53 PM
To: City Clerk
Subject: Opposition to the proposed development of Harvest Hills Golf Course

Hello City Hall.

I live at 129 Harvest Park Way NE. After the school in our community the reason we purchased a home in Harvest Hills was the golf course. I'm saddened that the course is shutting down. My little girl, 7, just started to golf. The removal of this in community course will rob her of the experiences I had when I was a child learning how to golf with the family.

I'm also concerned about the proposed density that the new development will bring to the area. Already the streets of Harvest are starting to become clogged with cars parked all over the place. I'm afraid that this new development will increase the density and traffic patterns.

Overall I hate doing letters like this because it smacks of NIMBY (Not in my back yard). However, I will miss this accessible course. I cannot afford memberships to private golf courses and this was a very nice addition to our family recreational time right in our back yard.

Thank you for taking time to listen to my two cents.

Brett Paddock
129 Harvest Park Way NE

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2016 SEP 12 AM 8:11
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Saceyaris@gmail.com
Sent: Sunday, September 11, 2016 1:45 PM
To: City Clerk
Subject: Online Submission on LOC2015-0102

September 11, 2016

Application: LOC2015-0102

Submitted by: Keith Elder

Contact Information

Address: 355 Harvest Lake Drive NE

Phone: 403-226-4018

Email: Saceyaris@gmail.com

Feedback:

When Harvest Hills was built and established it was provided a portion of the community to the land that was zoned S-R use. When the new owner purchased they had no intent of maintaining that zone use. I feel very strongly that the land owner should have to use the land for what it was zoned for. This year the land has not been used for anything and it is becoming an eye sore. This is not in good faith to the community and it appears to be a strategy for promoting the rezoning. I feel there should be a value to each of the trees that have grown on that property for the 20 years I have lived here. I would love to see the trees retained and not destroyed. I view the area where the golf course the same as confederation park. I have always love to go to that park and would choose to live near that area if I had not selected this community. I would love to see a section of the area retained as a small urban Forrest of pines and cedars to retain a uniqueness in our community. I would like to see the developer provide additional trees to the remaining green spaces in the community. 1190 trees current live in the space. Please doe what you can to protect those trees. The developer should have to replace each tree that is removed as a party the rezoning. Not only for this project but for any rezoning where trees are impacted. The city should be protecting out trees. The value of the tree should be paid to the city and if the cost is prohibitive of developing then don't purchase properties with rezoning in mind. I selected this community specifically for the trees area. The lake. The local school. The golf course. I view this the same as developing Fish Creek park, Nose hill, Confederation park, Bowness park. If we were to develop any of those spaces it would be tragic. Redevelopment of Harvest Hills green space that was a golf course is equally as tragic. Where do we as a city draw the line? The fact that once this area is rezoned we will lose what makes this community great. We only have one chance to keep this area that is unique to this community. The comments that we can't control the area because it is privately owned is a misdirection. We may not be able to decide what the owner does with the space. It would be interesting to see what they did with it if it was not allowed to be rezoned and hold them accountable for purchasing a recreational zoned property.

RECEIVED
2016 SEP 12 AM 8:11
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Robert Hammel [r.hammel@me.com]
Sent: Friday, September 09, 2016 12:24 PM
To: City Clerk
Subject: Amended Outline Plan for Application LOC2015-0102 (1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)
Attachments: ATT77466.docx; ATT00001.htm

Letter attached RE: **Amended Outline Plan for Application LOC2015-0102**

(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)

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2016 SEP 12 AM 8:12

THE CITY OF CALGARY
CITY CLERK'S

2016-09-09

City Clerk #8007, The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Email: cityclerk@calgary.ca

RECEIVED
2016 SEP 12 AM 8:12
THE CITY OF CALGARY
CITY CLERK'S

Dear Sir:

**RE: Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

I am a resident of Coventry Hills in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons:

- ☐ This application does not meet the core goals of the City's Municipal Development Plan
- ☐ Loss of Green Space
- ☐ Loss of Recreational Amenity
- ☐ Loss of Mature Trees
- ☐ Increased Density
- ☐ Increased Traffic Congestion for all communities
- ☐ Impact on Schools and existing recreational facilities (i.e. VIVO)
- ☐ Strain on existing infrastructure, Fire Response, Medical Facilities

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,



Robert Hammel
58 Covington Rise NE Calgary

Albrecht, Linda

From: Don Oszust [d.oszust@shaw.ca]
Sent: Friday, September 16, 2016 4:31 PM
To: City Clerk
Cc: 'Calgarians For Responsible Development '
Subject: STOP HARVEST HILLS RE-DEVELOPMENT

I've heard the argument that this is privately owned property and the owner has a right to do what he pleases with it.

I strongly disagree with this position. The City has never allowed people to do whatever they want with regard to developments. I do not at all feel sorry for this Developer if the re-zoning is turned down. IF YOU WANT TO BUILD HOMES, BUY LAND ZONED FOR HOMES. Don't be trying to buy land on the cheap to make a few bucks and reduce the quality of life for a whole community! That the City is even considering letting the will of 1 person supersede the will of an entire Community is incredulous to me.

The precedent that this will set, allowing the will of an entire community to be ignored, will have long standing negative effects for the legitimacy of this city government. It will be seen that the 'big bucks' of one developer has more sway in City Hall than the will of thousands of tax paying voters. It will mean the destruction of recreational green space, of wetlands, and of many beautiful trees. It is especially egregious due to the vast expanse of undeveloped land to the East and North that this developer could have bought.

Do the right thing, stop this travesty in its tracks.

Thank you,
Don Oszust P. Eng.

RECEIVED
2016 SEP 19 AM 7:39
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: ELAINE KLASSEN [laniek@shaw.ca]
Sent: Saturday, September 17, 2016 11:13 AM
To: City Clerk
Cc: Office of the Mayor; Stevenson, Jim E.; Chu, Sean
Subject: Harvest Hills Golf Course Redevelopment Application

RECEIVED

2016 SEP 19 AM 7:40

THE CITY OF CALGARY
CITY CLERK'S

I am a resident of Harvest Hills in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. This green space is valuable as it adds a peaceful natural area to the City. I value land designated as Special Purpose - Recreation in Calgary and do not want to see these areas developed for more housing. As I sat on my deck this last week enjoying the sunshine, I thought how sad it was that no one could be on the golf course enjoying this glorious weather. I also thought of my husband who has passed away now and about how much he enjoyed sitting on the deck watching the birds and wildlife.

It is not as though this green space had been designated for development when Harvest Hills was planned and built and the owners are now getting around to developing it. It has been designated as Special Purpose - Recreation since Day 1 and it is only the new owners who purchased it recently knowing that it was zoned as Special Purpose - Recreation that appear to be looking to make a quick profit by shutting down the golf course, which was a public course, not a private one, and requesting that this green space be rezoned.

When my husband and I were searching for our "forever" retirement home we were drawn to Harvest Hills for its beautiful green space and great golf course amenity. This drew many other like-minded residents and we felt so much at home in our new neighbourhood. We had some expectation of permanency as the owners of the golf course had a caveat registered against our property (and still do) that restricted what we could do with our private property bordering the golf course. Sadly, in 2002, my husband was stricken with a rare auto-immune disease and later cancer and passed away in 2012. When he was mobile he could walk over to the golf course and meet friends for coffee and/or a meal. I was his primary caregiver but still able to meet friends at the golf course without leaving the community, a bonus when I was needed to return home quickly if he needed assistance. I met many wonderful women there who gave me so much support during my husband's journey, and today we remain friends and golf, play, laugh, cry and even travel together. I would never had met these wonderful women without the golf course. I cannot imagine my life without them.

I have attended the public "consultations" that the developer held to present their plans and also the City information session. City personnel indicated that they approved this application because a private landowner was applying to change the use of their land and because it was "technically feasible" to redevelop the land. However, this does not necessarily make it the right thing to do for our community, the Northern Hills area or for the City as a whole to demolish valuable and scarce green space.

I have many concerns about the development as proposed by the developer:

1. Harvest Hills community is not on the decline and is a strong, vibrant community even with the lack of amenities in the community. This development will overwhelm the infrastructure of Harvest Hills which was not designed to accommodate another 2,000 to 3,000 residents including families and vehicles. All children attending public school will have to be bussed out of the community as public school attendees currently are. There are no medical clinics accepting new patients. However, I did notice a sign a bit ago on Country Hills Boulevard advising of a medical clinic in Sage Hills that was accepting new patients....and how close is that? I fear this influx of new residents will overwhelm the surrounding communities as well.
2. As much as the developers want us to believe that transit will be a key provider of transportation, transit in our community is focused on moving people from home to work downtown. It is faster to walk to Country Hills Town Center than it is to take the bus, not always an alternative, so we jump into our cars. The same can be said of Vivo, which is crowded at the best of times, and the library. There is nothing within a five-minute walk, except what used to be our gathering place at the golf course. The MDP promotes complete, sustainable and walkable communities as a consideration for increasing density but I see nothing in this proposed development that meets this concept.
3. The developer is proposing housing units being located very close to the main railway line as well as the railway switching siding. As a dangerous goods route, it presents a potential danger to the new residents as well as the rest of the community. I am appalled that the developer could purport to offer affordable and/or senior housing in such an unsatisfactory location so close to this railway line. I am very concerned for the safety and quality of life for new residents who will live within a stone's throw of the main rail line with its dangerous goods siding. Trains

travel the line constantly day and night and railcars are shunted back and forth frequently. Apparently, there are no hard and fast guidelines regarding residential development close to rail lines, but surely there must be some common sense applied, given the accidents that have occurred lately. And safety considerations aside, the noise alone will make the adjacent homes unpleasant places to live.

4. The developer is proposing a condominium complex between the two adult living complexes on Harvest Grove Green and 200 Harvest Grove Place. They have assured us all along that these units will be "like-on-like", yet at every presentation we see two story boxes, which bear no resemblance to the current architecture of these existing complexes. When I asked about it I was told that those were only for illustration purposes, yet there is nothing in the proposed rezoning that will prevent multiple story buildings from being built as long as they are under 11 meters.
5. The developer has reduced the green space buffers between some of the existing homes and new homes and is proposing that these green spaces be maintained by not one but five different Homeowners Associations (HOAs) while still allowing public access to these areas. This is an expensive burden to add to the new homeowners. I was told at a City information session that the City does not get involved with HOAs. That being the case, who will ensure that these areas are maintained, garbage containers placed and emptied on a regular basis and that public access is not restricted?
6. We need to have green spaces in an otherwise urban concrete jungle within the City and not depend on neighbouring areas to provide it for us. Golf participation is not declining and it is important to keep public access to recreation for the health and welfare of all Calgarians, especially as the population ages. It is important to keep seniors healthy and active in their own homes. This development will put an additional strain of more people on our already limited recreation facilities within our community and surrounding area.
7. We keep hearing about all the trees in the city that were destroyed due to an early fall snowstorm two years ago. Most of the mature established trees in this green space survived this storm and, if this development is approved, will be cut down for the development and replaced with small immature trees. These mature trees currently provide shelter and homes for many types of birds, including owls, hawks, robins, flickers and a myriad of other songbirds.
8. The City of Calgary is one of the most livable cities in the world, renowned for our beautiful green spaces. To destroy this green space would be a tragedy, as once it is redeveloped it is lost forever for our generation and the next generations.

Our Mayor tells us that great public recreation spaces create strong, healthy and happy communities and I strongly agree. Green space is a precious resource, not only in Harvest Hills, but throughout the city. Once it is paved over and built on, there is no recovery of that space for the community. Green space in close proximity to residential areas is one of the reasons Calgary is a wonderful city in which to live, one which our City can be rightly proud of. This development will tear the heart out of our community and the tennis courts, tot lot and reduced green buffer zones are poor replacements. The golf course clubhouse was our only neighbourhood gathering place, even in the off-season when birthdays, anniversaries, Christmases and other events were celebrated there.

Please, let's keep Harvest Hills green! Green spaces and recreation matter!

Sincerely,
Elaine Klassen
5 Harvest Grove Green NE
Calgary, Alberta

Albrecht, Linda

From: Sharon Hudson [sh90791@gmail.com]
Sent: Saturday, September 17, 2016 12:42 PM
To: City Clerk
Subject: Opposition to Rezoning of Harvest Hills
Attachments: city council letter.docx

Please find attached our letter which we would like included in the Council Agenda. Please confirm receipt of this email.

Sharon and Doug Hudson
Residents of Harvest Hills

RECEIVED
2016 SEP 19 AM 7:40
THE CITY OF CALGARY
CITY CLERK'S

September 14, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Dear Mayor Nenshi and Members of City Council

We would like to express our opposition to the rezoning of Harvest Hills Golf Course from recreational to residential for the following reasons:

Personal

We moved from Montreal to Calgary in 2008 and after an extensive search of areas to live, we chose Harvest Hills in 2009 because of its location, community feeling, mature trees, peacefulness, and its beautiful golf course. We bought our home mainly because it had stucco siding rather than vinyl and because of the beautiful view on the golf course. I remember that the cost at the time of purchase as compared to homes for sale on the same street but not on the golf course was at least \$50,000 to \$75,000 higher depending on what the other homes had to offer. We were mortgage free in Montreal but living on the golf course in Harvest Hills meant that we had to take out a new mortgage and work for several more years than we had originally planned. To live on a golf course with an amazing view, beautiful trees, birds, wildlife, and a feeling of safety and serenity was worth the additional sacrifice. There have been break-ins in our area, but we feel safe that there is no activity behind us as there is a fence and golf course. The potential loss of equity in our home if single family homes are built behind us, the destruction of an established peaceful community with the addition of several condos where there are currently none, the loss of wetlands and green space, and the loss of our sense of security would mean that what we have worked on since 2009 has been for nothing. We had even expanded our windows to take advantage of the view and other renovations to increase the equity in this home. We have worked very hard and feel an overwhelming sadness whenever we think of the construction and loss of this beautiful green space and equity in our home.

We have previously lived in Halifax, the suburbs of Toronto, and Montreal. Homes in these cities have larger space between homes and larger back yards in addition to parks, community centers, schools, and countless recreational activities. Harvest Hills is a beautiful community due to its lake and green space. It does not have a community center, recreational activities, or a public school. It is not a walkable community. Despite this, Harvest Hills is a beautiful community as it is because of its lake and green space. We worry that Calgary is becoming a city of cookie-cutter homes with decreased green space. Please do not destroy our community by changing the zoning to residential instead of recreational. Despite writing many letters and attending all the meetings held by Quantum and the City, we feel that the needs of our community have been minimized in preference to what a developer wants. There are many examples of this.

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2016 SEP 19 AM 7:40

THE CITY OF CALGARY
CITY CLERK'S

Buffers

In its plan, concerning all the residents around the golf course, the developer is proposing an 8 meter buffer space as the minimum instead of the recommended 10 meters that the city has asked for. Both measurements are extremely small and no wonder we had over 5000 opposition letters sent to the City for this and other reasons. The members of this community and other communities are in opposition to this rezoning application. We listened to the presentation of the city administration to the Calgary Planning Commission and felt that the developer's excuses for not adhering to the recommendations of the city were accepted over and over – many recommendations of the Northern Hills Community Association as well as Calgarians for Responsible Development and the community have not been addressed or have been dismissed. My first letter to the members of Council was in May 2015; I also submitted an opposition letter. I have asked questions by email on many occasions to the City Planner. I feel that the developer has had every opportunity and the community can protest but has been told in so many ways that it is a done deal and there is nothing we can do.

Effect of Increased Density on Traffic

There has been a tremendous increase in traffic since 96th Avenue opened up as well as speeding on Harvest Hills Drive. We believe that this problem will only increase with increased density. Drivers exiting from the new R-2 homes across from 300 Harvest Grove Pl NE on the map will not use Harvest Meadows Way but will go either right or left on Harvest Hills Drive. This proposes a safety threat for residents trying to exit their driveways safely when drivers are speeding as well as a risk to children walking to Ascension School. At the presentation in July by the City which we attended, I spoke to a member of the traffic dept. to express my concerns about exiting my driveway safely as well as speed issues. We also discussed that there were vehicles parking to the left of my driveway and my view of ongoing traffic is not clear. The traffic dept. told me at that time that my area on Harvest Hills Drive had not been studied. I subsequently followed up with an email and photos and as of this date, the traffic dept. has not answered my concerns. I sent a follow-up email today to the city planner who said she would look into it for me. We live in the community, we experience traffic and speed, and a traffic study on a particular day does not necessarily bring forward all concerns.

Fire Department

We stopped by the fire department at the beginning of this process expressing our concern about one exit only for the new proposed R2 section facing 300 Harvest Grove Place NE. We met several firefighters on that day who agreed with us that there was a bottleneck at the entrance. They told us to pursue this because if the citizens don't object, it would just go through. So we wrote to the FireChief but have never received an answer to our concern. This is just another example of how items that are brought up by the community seem to be ignored or are not addressed.

Power Lines

In the most recent plan, power lines are being moved to a horizontal position behind our home but closer to the new homes. Most power lines in our community are buried and hence this was brought up to the city and the developer. We have been advised that it is too expensive to maintain if power

lines are buried, but personally we don't care about the expense. Not only would we lose our beautiful view but now we have to face horrible power lines. Who is protecting the community?

Potential Flooding

We are concerned about drainage and sewage capacity which is a concern of many residents as well. In the past, due to an uneven road in front of our home and severe rain on one occasion, there was a flood on the street. The City responded by draining the water. At the Calgary Planning Commission presentation, the relaxation that is over the norm that was presented by a representative from the City has not given us any confidence about the prevention of future flooding. Who is responsible in the event of future flooding? Many residents have concerns about flooding and our concerns have not yet been answered.

Schools and Amenities

I have worked for the Calgary Catholic School Board for a number of years. When questions were presented to the city representative at the Calgary Planning Commission on the subject of schools in the area, it was clear from his answers that this representative did not know that we have a Catholic school in Harvest Hills. Yet he was commenting on schools. Students who attend our Catholic school are in portables and other students are bussed to Calgary public schools outside of the area – we do not have any confidence in the information that this representative presented to the Calgary Planning Commission.

Our community already has a lack of amenities and services. Our grocery stores are packed with people, Vivo classes are filled up very quickly, and we do not have a community center or recreational activities. The proposal is for tennis courts? What is there for seniors or people who do not play tennis? We do not have a walkable community which is a goal of the MDP. There is a new area being developed, The District, but how can one get there if they don't drive? When there are no services or amenities now, what will happen if density increases? Our home on the golf course was why my family continued to be happy in Harvest Hills despite lack of amenities and services. What is in store for the future and for our grandchildren?

Wildlife and Trees

I spoke to a member of the Parks Dept. at one of the meetings. He said that one of the processes that would occur would be that an arborist would determine whether or not a tree is healthy before it was removed. We are concerned about who does all of these studies. We are also wondering if the wildlife studies were done throughout all the seasons. Did the city only look at the studies submitted by Quantum and the community or just rely on its own department? At the first meeting I attended, I was told that there are only magpies and crows in Harvest Hills. I live here – that is not the case. Members of the community have photos of wildlife throughout the seasons. I have seen coyotes, rabbits, squirrels, owls, multiple types of birds, and deer to name a few. One of the lakes that will be replaced at the entrance to Harvest Hills Gate is currently filled with geese. Does anyone care about the habitats of birds and wildlife or is profit more important? If the modus operandi for Cedarglen is money, would they not consider something like an Adopt a Tree program where residents might purchase the trees behind their homes to protect them. Instead at the presentation to the Calgary Planning Commission, it was stated that trees would be looked at at a later date and there is no guarantee that Cedarglen would

protect mature trees. If trees are in the way, they would be removed or many would not survive. We as a community do not have any faith that the life of a tree is important to this developer and Quantum said they are not willing to discuss at this time, only that they will do their best. We do not believe that they intend to do their best. Cannot City Council protect our trees by asking for a stronger commitment from Quantum in writing?

There is also the "like-on-like" promise by the developer. They have not shown us samples of homes that would be constructed. We know that a single-family home would be behind another single-family home but what is this house to be? Like-on-like to us means that a home behind our house would be of similar quality and size and hopefully not one of the cookie-cutter styles that we see so often. Can you help protect home equity by ensuring there is serious input from the community before an application would be considered or accepted?

Time Constraints

At the last meeting put on by the City, the representative from Quantum told me that this project could take up to 20 years. This is an established community and if the golf course is destroyed and only the infrastructure built, we will definitely lose value in our home and have to live in a horrible construction mess for such a long time. This is definitely not fair to the residents of an established community? Who is going to control the new HOA during this time period?

We can go on and on about why we are asking for your help. You have the POWER and we need our elected officials to protect the people.

Summary

What We Will Personally Lose if this Rezoning Goes Through:

- Equity in Home
- Feeling of Security (CPR and paths behind our home)
- Safety Concerns for Children Walking to School
- Peace from nature, birds, wildlife, and wetlands
- Openness and Serenity when entering neighbourhood
- Pride in our Community
- Recreation

What We Will Gain:

- Increased Traffic due to Non-Walkable Community – you need a car in Harvest Hills
- Noise and pollution from construction activities for many years
- Reduced access to services that are already over-stretched
- Stress, unhappiness
- Potential increase in crime

PLEASE HELP OUR COMMUNITY! VOTE NO. Prove to the residents that you considered this carefully and it was not already a done deal as we have so often been told. Please save the recreational space in our community. Invest in the future of Calgary and protect our green spaces, wetlands, and habitats of people and wildlife.

Sharon and Doug Hudson
1149 Harvest Hills Drive NE
Calgary, AB T3K 5C4

Albrecht, Linda

From: Victoria Henry [victoria_perl@hotmail.com]
Sent: Saturday, September 17, 2016 9:26 PM
To: City Clerk
Subject: Concerns Regarding the Harvest Hills Redevelopment Proposal
Attachments: Harvest Hills Redevelopment.docx

RECEIVED

2016 SEP 19 AM 7:40

THE CITY OF CALGARY
CITY CLERK'S

Good Morning,

We have been requested to make our opinion regarding the redevelopment of the Harvest Hills Golf Course known to our council members for the upcoming October 3rd hearing. So here goes:

I STRONGLY OPPOSE the rezoning and redevelopment of the golf course in Harvest Hills. The land was designated Special/Recreational and absolutely should remain so.

As far as I am aware the entire community of Harvest Hills is opposed to the proposal to change the designated land into residential. I've seen my neighbours at numerous meetings and events taking time out of their schedules to make their voice heard. As a community we've canvassed to raise awareness, held letter drives, begged hotels and churches for meeting space, and gave money from our pockets to create signs, consult lawyers, and otherwise inform our residents of Cedarglen's intentions. We've missed our kids' soccer practices, work and social engagements, and even worship to attend meetings with the City of Calgary and our own grassroots groups regarding these developments. I think the consensus is clear: the community of Harvest Hills is vehemently opposed to the redesignation of this land. This land was zoned for Recreational purposes and we deserve to have the facilities that come along with that in our community, not just more packed in residents.

As is, we have one VERY overcrowded recreation center servicing our very sizeable population. Vivo is so overfilled, one must phone / web register for programs the second they open, lest the program is filled up. Just this last round of swimming lessons I tried signing my daughters up for a morning lesson and faced website crashes and server overload notices making it impossible to get my request through and ended up getting them in the last open session for the afternoon instead – ten minutes after registration first opened. In addition, there have been numerous times in recent years where our family and others have planned to go skating or swimming, gotten to the center and gone back home due to how overcrowded the facility is. My husband and I both canceled our membership for the gym area after repeatedly going and being unable to find open equipment to workout on. There isn't a track (indoor or outdoor) within a twenty five minute drive from our house, I have no idea where the nearest tennis courts are. The grassland to the south Harvest Hills has minimal paved paths for biking or jogging, and as such, is mainly used as a bathroom for canines. The City of Calgary removed two playgrounds (that I know of) from Harvest Hills last summer and was looking to remove more this summer before I read about it in the local newsletter and passed out 150 letters door to door to gather people to form a Lifecycle committee hosted by the NHCA to keep our playground. The nearest spray park is Prairie Winds, at least a twenty two minute drive from Harvest Hills. In order for my children to do anything recreationally, we must drive. I have to get my children (aged 3 and 4) to bike across Harvest Hills Blvd to use the bike paths in Confluence park – ON THE SAME SIDE as Harvest Hills because no one has bothered in 25+ years to pave any pathways through the grassland to the park.

In addition, the lack of public schools, hospital and LRT access is embarrassing for a community that has been developed for twenty five years. And a clubhouse for meeting, educating our residents, or recreating has been turned down in this redevelopment according to city representatives. So why do we live here? Because the community was small, quiet, has a great golf course and generally just gets left alone. But not anymore. You're taking Harvest Hills' ONE great amenity (space) away from it, and we just can't stand by and watch.

This plan is not in the spirit of the MDP and does not contribute to making Harvest Hills a complete community. As is right now, Harvest Hills is an automobile centric community. There are VERY few amenities available in walking distance and stuffing a few thousand people in here can only further exasperate the problems we already face on Country Hills Blvd Eastbound and Westbound. This is not a Harvest Hills or even a Northern Hills problem, this is a City of Calgary design problem and adding a few bus stops is not going to change a thing. The overpass bridge to the East is too narrow and we already have many citizens of Coventry Hills cutting through our community to take the 96th Ave exit to Deerfoot southbound greatly increasing the local traffic on our roads.

We're tired of seeing the City of Calgary relax the rules for the developer (burying powerlines, insufficient stormwater management plans, conservation of trees, no neighbourhood activity centers, minimal recreational amenities, and seeing most if not all of the other points made by the Detailed Team Review reports I and II largely ignored). We've all read about the wildlife report (conducted in FEBRUARY), and wondered about the validity of their other independently conducted reports (traffic, railway noise, etc). And then there is the issue of the large discrepancy of the language between the original report by Administration for CPC submitted August 11th and the cleaned up, heavily edited August 25th version. We can all see this for what it is – a huge payday for a developer while the concerns and needs of a community suffering in infrastructure and amenities further pushed down. The MDP does not equate density. This is but one aspect of the plan.

If the City of Calgary can approve construction of the lake communities of Bonaventure and Bonavista, Sundance and Minapore, Arbor Lake, Mackenzie Lake, Auburn Lake, and the newest Mahogany Lake then surely the City's primary focus cannot be primarily about residential density, but rather creating unique and recreationally rich communities for our residents that appeal to their work and leisure life...unless, perhaps, you live in north central Calgary.

Sylvan Lake recently bought the land where the failed Wild Rapids Waterpark now stands. They are turning it into beachfront area for their residents. Their residents have been complaining that there is not enough beach area for the people that live there and the mayor of Sylvan Lake recognized this as a major design flaw in the town's construction. Although developing that land into a low rise condominium development would have offered the town a huge surge in revenue and property tax, they understood the importance of protecting the essence of the town. I only hope that the City of Calgary has the same understanding. It isn't about making the city more attractive to residential developers. You are forming how the present and future generations of Calgarians live – this is no small responsibility. Harvest Hills deserves close access to schools (public and separate), and special amenities like a clubhouse, spray park, tennis courts, pools that aren't stuffed full past capacity and unable to support its residents (try adult lane swimming, weight training, public skating at Vivo). We deserve to have the same amenities as new communities like Seton with their newly constructed schools, doorstep hospital, future LRT stop, and state-of-the-art recreation centers with indoor tracks, water slides, lane pools, etc. Please stop shorting us and do NOT let this be your legacy. We can't be any more clear than we have been about our opposition to this redevelopment and we are tired of taking time out of our busy lives to plead with the City of Calgary to uphold their own MDP and protect the interests of the citizens of Harvest Hills against the developer CedarGlen.

Thank you for your time and consideration,

Victoria Henry

181 Harvest Glen Place, NE.

Good Morning,

We have been requested to make our opinion regarding the redevelopment of the Harvest Hills Golf Course known to our council members for the upcoming October 3rd hearing. So here goes:

I STRONGLY OPPOSE the rezoning and redevelopment of the golf course in Harvest Hills. The land was designated Special/Recreational and absolutely should remain so.

As far as I am aware the entire community of Harvest Hills is opposed to the proposal to change the designated land into residential. I've seen my neighbours at numerous meetings and events taking time out of their schedules to make their voice heard. As a community we've canvassed to raise awareness, held letter drives, begged hotels and churches for meeting space, and gave money from our pockets to create signs, consult lawyers, and otherwise inform our residents of Cedarglen's intentions. We've missed our kids' soccer practices, work and social engagements, and even worship to attend meetings with the City or Calgary and our own grassroots groups regarding these developments. I think the consensus is clear: the community of Harvest Hills is vehemently opposed to the redesignation of this land. This land was zoned for Recreational purposes and we deserve to have the facilities that come along with that in our community, not just more packed in residents.

As is, we have one VERY overcrowded recreation center servicing our very sizeable population. Vivo is so overfilled, one must phone / web register for programs the second they open, lest the program is filled up. Just this last round of swimming lessons I tried signing my daughters up for a morning lesson and faced website crashes and server overload notices making it impossible to get my request through and ended up getting them in the last open session for the afternoon instead – ten minutes after registration first opened. In addition, there have been numerous times in recent years where our family and others have planned to go skating or swimming, gotten to the center and gone back home due to how overcrowded the facility is. My husband and I both canceled our membership for the gym area after repeatedly going and being unable to find open equipment to workout on. There isn't a track (indoor or outdoor) within a twenty five minute drive from our house, I have no idea where the nearest tennis courts are. The grassland to the south Harvest Hills has minimal paved paths for biking or jogging, and as such, is mainly used as a bathroom for canines. The City of Calgary removed two playgrounds (that I know of) from Harvest Hills last summer and was looking to remove more this summer before I read about it in the local newsletter and passed out 150 letters door to door to gather people to form a Lifecycle committee hosted by the NHCA to keep our playground. The nearest spray park is Prairie Winds, at least a twenty two minute drive from Harvest Hills. In order for my children to do anything recreationally, we must drive. I have to get my children (aged 3 and 4) to bike across Harvest Hills Blvd to use the bike paths in Confluence park – ON THE SAME SIDE as Harvest Hills because no one has bothered in 25+ years to pave any pathways through the grassland to the park.

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This plan is not in the spirit of the MDP and does not contribute to making Harvest Hills a complete community. As is right now, Harvest Hills is an automobile centric community. There are VERY few amenities available in walking distance and stuffing a few thousand people in here can only further exasperate the problems we already face on Country Hills Blvd Eastbound and Westbound. This is not a Harvest Hills or even a Northern Hills problem, this is a City of Calgary design problem and adding a few bus stops is not going to change a thing. The overpass bridge to the East is too narrow and we already have many citizens of Coventry Hills cutting through our community to take the 96th Ave exit to Deerfoot southbound greatly increasing the local traffic on our roads.

We're tired of seeing the City of Calgary relax the rules for the developer (burying powerlines, insufficient stormwater management plans, conservation of trees, no neighbourhood activity centers, minimal recreational amenities, and seeing most if not all of the other points made by the Detailed Team Review reports I and II largely ignored). We've all read about the wildlife report (conducted in FEBRUARY), and wondered about the validity of their other independently conducted reports (traffic, railway noise, etc). And then there is the issue of the large discrepancy of the language between the original report by Administration for CPC submitted August 11th and the cleaned up, heavily edited August 25th version. We can all see this for what it is – a huge payday for a developer while the concerns and needs of a community suffering in infrastructure and amenities further pushed down. The MDP does not equate density. This is but one aspect of the plan.

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Thank you for your time and consideration,

Victoria Henry

181 Harvest Glen Place, NE.

Albrecht, Linda

From: Davenport, Joanne [JDavenport@purolator.com]
Sent: Sunday, September 18, 2016 5:01 PM
To: City Clerk
Cc: Joanne Davenport (JDDAV@TELUSPLANET.NET)
Subject: Harvest Hills Golf Course Redevelopment
Attachments: etter to city regarding golf course.docx

Importance: High

Please find attached my written submission with regards to the Harvest Hills golf course application.

Regards,

Joanne Davenport, CPA, CMA
Field Finance Manager, Pacific, Prairies and Metro Divisions
Purolator Inc
30 Aero Drive, NE Calgary, Alberta T2E 8Z9
Office: 1-866-516-6200 ext 65055/Cell: 403-461-3129/Fax: 403-516-6202
jdavenport@purolator.com
www.purolator.com

RECEIVED

2016 SEP 19 AM 7:40

THE CITY OF CALGARY
CITY CLERK'S

September 18, 2016

Office of the City Clerk, City of Calgary
700 Macleod Trail SE
Calgary, Alberta
T2P 2M5

RECEIVED

2016 SEP 19 AM 7:40

THE CITY OF CALGARY
CITY CLERK'S

By email to cityclerk@calgary.ca

With regards to the Harvest Hills Golf Course Redevelopment application:

I struggle to understand how a City council can decide to change the zoning in an established residential neighborhood. All of a sudden there's a new set of rules that the City is using. Were Calgary residents part of the decision to change the rules? I don't believe so. I specifically bought in a neighbourhood with lower density than others. The City even taxes me based on the market value of my home which considers the lower density area that I live in. I understand that the objective is to increase density in order to reduce infrastructure costs but you can't simply decide to change the rules on those that have lived here for years. If you want to increase density then do this in neighborhoods under development. This then allows home buyers to buy with their eyes wide open.

There is also obviously no strategic plan to deal with infrastructure needs. So if you allow the re-development to go through then where are the roads, the schools, the hospitals to go along with this plan? This is typical of governments where there is no shared planning. You won't really care though as these issues that will be real aren't your concern with your reply being "speak to the province".

I challenge you to put yourself in our shoes and make the proper decision which is "NO" to redevelopment of this golf courses and other golf courses to come. A city council which votes for this redevelopment will not get my support in the future.

Regards,

Joanne Davenport
A Harvest Hills Resident
403 273 9315
jddav@telusplanet.net

Albrecht, Linda

From: Tara Shwagor [shwagortara@gmail.com]
Sent: Sunday, September 18, 2016 6:15 PM
To: City Clerk; Magliocca, Joe; Office of the Mayor; Nkemdirim, Chima; de Jong, Joshua A.; Sutherland, Ward; Stevenson, Jim E.; Chu, Sean; Executive Assistant - Ward 5; Pootmans, Richard; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm
Subject: Harvest Hills Proposed Development

Mayor Nenshi and City Councillors

I am writing to you asking that you carefully consider the Harvest Hills Development proposed by QuantumPlace Developments Ltd. which comes before Council on October 3, 2016.

I am very concerned about the Harvest Hills Development being approved by City Council as these types of developments will only take us back to the 1990's and not move us forward in the way the Municipal Development Plan suggests.

If you as elected officials approve the proposed plan for Harvest Hills, you are doing nothing more than **filling in the gaps in established communities** by allowing additional density without adding any amenities to enhance the community, allowing increased traffic without sufficient infrastructure, the list goes on.

The Municipal Development Plan states that it "strives to build a Calgary that will continue to be a leader in environmental stewardship". Please explain how by taking away green space/a large numbers of trees, we are becoming leaders in the environment? At this time, a Storm Water Master Drainage plan has not been completed by QuantumPlace and it is unknown which trees may be retained and which will be removed due to grading requirements.

I am also very concerned about the proximity of the railroad to the proposed homes. CP Railway indicates that trains on the line follow no fixed schedule and can pass at any hour of the day or night. Estimates given by CP Railway representatives indicate that there are 14-19 freight trains on the tracks within a 24 hour period, 7 days a week, day or night. I ask you to put your family in a home this close to the railway, would you? With the ever increasing number of train derailments, this is something the City must carefully consider before allowing homes so close to major railway lines.

My family are proud Calgarians who came to this city in the 1920's, have seen change both good and bad, continue to be extremely proud to call Calgary home and hope that you as our elected officials will reject the Harvest Hills proposal and all others that come your way for approval. These developments do not move Calgary forward, they move Calgary backwards.

Respectfully

Tara Shwagor

RECEIVED
2016 SEP 19 AM 7:41
THE CITY OF CALGARY
CITY CLERK'S

No injuries and no hazardous materials affected as cars lie on their side

Albrecht, Linda

From: Steve Gower [sgower@telus.net]
Sent: Monday, September 19, 2016 10:10 AM
To: City Clerk; Stevenson, Jim E.; Chu, Sean; Office of the Mayor
Subject: Redevelopment of Harvest Hills Golf Course

Importance: High

I am sending this note as I would like to add my voice of displeasure of the destruction of the beauty on our community, not to mention the additional pressures that adding all these homes to the existing communities and services in our area will add.

I am also quite sad to see the demolition of such a fun and well designed golf course that I enjoyed on a regular basis. I am especially disappointed as this was something my teenage boys could enjoy close to our home. It the day and age of electronic distractions of video games and computers you are removing something that my kids can no longer access on their own.

There are so many reasons for this redevelopment not to proceed, many of which I have listed below.

I sincerely hope that you will reconsider your position, there are so many other options for housing that do not require taking away our greenspace or outdoor leisure spaces that we have enjoyed and were a large part in choosing this community that we have lived in since 2002.

- THE RAILWAY - proximity of the CPR line; another Megantic can be avoided through good planning, even without a policy
- COMPLETE, SUSTAINABLE & WALKABLE COMMUNITY IS NOT IN QUANTUM'S PROPOSAL but is in the MDP
- Adds more houses, more cars, without other amenities. + Car Miles, Propagates 1960 based design principles, adds to the problem
- Transit - Focused on getting people to downtown and back. No reasonable transit to Northern Hills Center.
- Amenities, Infrastructure
- Walkable schools, health services, retail
- Community gathering amenity; Community Association space
- Property rights & RCs
- Multiple HOA / RAs. Varying amenities, structural standards, social issues
- Airport & flight paths
- Overland water drainage and sewage capacity. City already relaxed own rules for developer
- Wetlands. City Wetland Conservation Plan (2004). BiodiverCity. AB Wetland Policy (2015)
- Wildlife - Studies done in February - so only recorded visible year round inhabitants (magpies and crows)
- Trees - City values trees but does not consider retention of trees before approving rezoning.
- Validity of Requested reports and studies: railway noise study; BIA done in winter; wildlife (crows and gophers); tree inventory; walkability.
- Some studies provided days before deadline - no time for third party review by CA
- The Context of Northern Calgary: MDP does not fit this area and can't be applied here - no amenities
- DENSITY above all else is the goal at City Hall. Density Trumps MDP vision for Calgary
- GOLF IS NOT IN DECLINE - opportunistic developer playing on "density" goal, not economic decline excuse

Sincerely,
Steve Gower
11947 Coventry Hills Way NE

RECEIVED
2016 SEP 19 AM 11:04
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Rod Hudson [rhudson@centuryservices.com]
Sent: Monday, September 19, 2016 10:32 AM
To: City Clerk; Stevenson, Jim E.; Office of the Mayor
Subject: Harvest Hills golf course redesignation application

City Council public hearing on October 3rd

My Written submission to the hearing:

I support maintaining the existing designation of "special use- recreation" of the applicant's lands to:

- Promote safety -proximity of the CPR line; keep the adjoining corridor sparsely occupied for safety's sake
- maintain the broader community access to a commercial private recreational amenity for any recreational use allowed by the current zoning
- keep the wetlands and attendant wildlife; please don't approve & exchange wetlands for another sterile storm pond; keep the green space as envisioned in the original community design
- maintain a wild life habitat: (the Wildlife - Study done in February - so it missed out on migratory birds, active birds of prey and other seasonal wildlife gracing the site)
- keep all the trees – Calgary does not have mature trees to spare

I request your support in maintaining the current designation and denying the application to revise the land use for residential development in the middle of an established neighborhood.

Rod Hudson

Century Services Corp.
CFO Rod Hudson, CPA, CA
Direct 403 303 2560
Mobile 403 512 2942
www.centuryservices.com
#310, 318 11th Ave SE
Calgary, AB T2G 0Y2

RECEIVED
2016 SEP 19 AM 11:04
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Andrej Lukic [andrej.lukic@mga-ind.com]
Sent: Monday, September 19, 2016 11:04 AM
To: City Clerk
Cc: Stevenson, Jim E.; 'Maja Lukic'
Subject: Re-designation Application of the Harvest Hills Golf Course

Dear City Council,

After a year of negative news regarding the Harvest Hills Golf Course and its future, I have finally decided to voice my opinion as per my right as a Harvest Hills citizen. The destruction of the golf course, and the building of a "new community" is not only wrong for our community, but for our city. When such things start to happen, where do we stop?

We take for granted the beautiful nature and wildlife, where other places are hard pressed to find it. I'm surprised that the loss of the maturing trees, grass fields, wetlands and wildlife homes can be taken so lightly when everywhere else we look it's "green" and "environmentally friendly" this and that. Not to mention the strain on the amenities and infrastructure of adding new residents to an already mature and overcrowded community. The Deerfoot Trail study a few months ago showed the already problematic merge lane from 96th and Country Hills Blvd, and I can only imagine how much worse it will get.

In conclusion, I repeat that the rezoning plan is wrong for the Northern Hills, and I am strongly against it. I understand the nature of a free market, but I also believe in the government stepping in and stopping something rotten. Just like there are bylaws prohibiting me from painting my garage door pink or leaving trash on my lawn, in order to preserve a pleasant and livable community, there should be something preventing the destruction of the heart of the community, and its replacement with a soulless new addition, which will stand out like a sore thumb.

Have a good day, and thank you for taking the time to read this.

Andrej Lukic

RECEIVED
2016 SEP 19 AM 11:53
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: JINNY JIN [jinfanhao@hotmail.com]
Sent: Monday, September 19, 2016 11:21 AM
To: City Clerk
Subject: Harvest Golf redevelopment

To whom it may concern,

I am writing to you to present my concerns and to oppose to the proposal. My family strongly believe that this is wrong for our community.

Too many reasons to support our concerns and disagreement:

1. Golf is not in decline.
2. The project is too close to the railway.
3. A complete, sustainable and walkable community is not in Quantum's proposal but is in the MDP.
4. Are we going to add more houses, more cars, and more people with already insufficient amenities?
5. There is No reasonable transit to Northern Hills Centre.
6. We need more amenities and infrastructure first! We need walkable schools, health services, retails, Community gathering amenity and Community Association space!
7. Wildlife and trees. Seems like city does value wildlife and trees. So please do consider protect them before approving rezoning!
8. Please also consider Overland water drainage and sewage capacity. Please stick to city's principles when looking at all the issues such as Wetland Conservation Plan (2004). AB Wetland Policy (2015).
9. Is density the only goal of the city, despite the fact that Northern Hills can't afford such a redevelopment?
11. Some studies provided days before deadline. no time for third party review. Why the hurry?
12. Does community consensus mean anything to the city? We can't change the zoning of our own property without neighbour's consent. If most of the people in Harvest hills against the development, will it still get the go-ahead anyway?

.....
We will see.

Thank you very much!

Name : Jinny Jin
House Address :
34 Harvest Grove Close NE

Sent from my iPhone

RECEIVED
2016 SEP 19 AM 11:53
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Angela Parkhouse [angelaparkhouse@gmail.com]
Sent: Monday, September 19, 2016 11:55 AM
To: City Clerk
Subject: HHGC

To whom it may concern,

Concerning the Harvest Hills Golf course development, why does this city have to develop every bit of our green space, please let the suburbs keep their little bit of green areas, goodness knows they are getting to be less and less, as these greedy developers inundate us with more and more development. Why, with all the land available around this golf course, do they have to destroy this lovely and peaceful green space. I hope City Hall etc, will reconsider this idiotic plan.

Thank you, Angela Parkhouse

Sent from my iPad

RECEIVED
2016 SEP 19 PM 12:01
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: shizhong huang [huangshizhong@yahoo.com]
Sent: Monday, September 19, 2016 1:47 PM
To: City Clerk
Subject: About Harvest Hills Redevelopment

Dear city Clerks,

We are living in 18 Harvest Grove Close NE, Calgary. We have lived there for over 12 years. We are writing to oppose the Redevelopment of Harvest Hills Golf Course. We do not want city council pass this project and grant the developer the right legally robbing our residents who living nearby the golf course.

We have attended The Harvest Hills Golf Course Redevelopment Information Session #2 was scheduled on Wednesday, Sep. 14, 4:00 PM - 8: 00 PM. The information was limited during this session. A lot of our concerned studies and reports were not available during the information sessions. We had to go to the city website to study.

I know to build a **green city** is one of our city goal. Last few years the city has put a lot of effort and money to enlarge Calgary parks and green spaces. But I really cannot understand how the city one side spend much more taxpayers' money to enlarge the city parks and green spaces, and another side to allow private lander owner to destroy green space and change the land usage. After we studied the information listed on the city website, we have raise a question:" **Is the DENSITY above all else is the goal at City Hall?**"

We have heard "GOLF IS IN DECLINE" during last few information session. But we still see some new Golf course still being built nearby Calgary. This is - opportunistic developer playing on "density" goal, not economic decline excuse. Golf is not in Decline.

People live in Harvest Hills has already facing the **shortage of community resources**, such as school, health clinic, transit, retail, Amenities, Infrastructure. No Public school in Harvest hills, our kids have to take yellow bus from pre-school to mid-high school. And the yellow buses are full, and the bus stops is far from our house. No space for our community association. Bus 301 is always full during the rush hour that includes school hour and normal working hours. Not direct bus to the community center, VIVO. In the studies reports, all these issues have not been mentioned. Adds more houses, more cars, without other amenities into 1960 based design principles, means adding to the problem. Considering the context of Northern Calgary, MDP does not fit this area and can not be applied there because of no amenities.

The **Validity of Requested reports and studies** is another issue. Such as railway noise study (the time, location and data); BIA done in winter; wildlife (crows and gophers); tree inventory; walkability. And some studies provided days before deadline - no time for third party review by CA.

Wetlands- The developer is not following City Wetland Conservation Plan (2004). BiodiverCity. AB Wetland Policy (2015). And there is not any studies done about wetland. **Trees** - City values trees, but does not consider retention of trees before approving rezoning. **Wildlife** - Studies done in February - so only recorded visible year round inhabitants (magpies and crows). It is far away with all species we can see on this Golf course, and in the water pounds.

Complete, Sustainable and Walkable community is required in our MDP, but I have not seen in the developer design consideration. We would like to ask that you consider our submissions carefully and that you recommend against approval of Harvest Hills Golf Course Redevelopment. We do not consider this redevelopment to be a benefit to our community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Shizhong Huang
Jia Li
Li Wang

RECEIVED
2016 SEP 19 PM 2:03
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Bev H. [piesporterwhite@hotmail.com]
Sent: Monday, September 19, 2016 2:26 PM
To: City Clerk
Subject: HARVEST HILLS REDEVELOPMENT

As a citizen of northern hills community, i find it appalling that we are losing another greenspace/golf course in favour of more housing. We all know it is because of the huge tax base that the city will be collecting from this development.

This is absolutely unacceptable.

Regards

Bev Hearn
53 Covewood Close NE
Calgary, Alberta T3K 4Z7

RECEIVED
2016 SEP 19 PM 2:29
THE CITY OF CALGARY
CITY CLERKS

CPC2016-261
Attachment 3
Letter 41

Office of the City Clerk,
The City of Calgary,
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M",
Calgary, Alberta T2P 2M5

September 19, 2016

To: Whom it may concern,

RECEIVED
2016 SEP 19 PM 3:41
THE CITY OF CALGARY
CITY CLERKS

I have to voice my concerns on this proposed redevelopment. I am **strongly** opposed to this, this will in no way bring any benefit to the existing community or its residents. To take a nice greenspace/golf course and turn it into multi-family condominiums/townhouses is absolutely ridiculous. With 2 young kids of my own this redevelopment will jam existing schools and recreational centres, like vivo, that are already at full capacity. The fact that this has reached this stage is ridiculous in itself, the only benefit that exists is to the stakeholders of the developing company and most likely to the city with added fees/taxes. Again, there will be NO benefit whatsoever to us existing residents. We only lose green space, activities (golf course), and our homes will down be significantly devalued. If this proposed redevelopment does get passed, I will take it as a strong sign that my City has failed me, my family and my community.

Sincerely,

Marc Boucher

of Coventry Hills

Mboucher@primomgt.com 403-612-6356

DON AND HELEN TURGEON
280 Harvest Grove Pl. NE
Calgary, AB T3K 5B3
(403) 239-4863

RECEIVED
2016 SEP 19 PM 2:57
THE CITY OF CALGARY
CITY CLERK'S

September 21, 2016

On September 12, 2016, the City of Calgary placed a sandwich board on Harvest Hills Drive along the grass area in front of the golf course.

Notice Bylaw No. 260D2016: Land Use Bylaw Amendment
An application has been made to redesignate this site municipally known as:
Address:

1450 Harvest Hills Dr. NE from S-R, to
1450 Harvest Hills Dr. NE to M-1, M-Gd 80, R-1's, R-2, S-CRI, S-SPR

This notice instructs us to write to the City Clerk at Calgary.ca as to the affect this change of rezoning may have on us, as homeowners, as citizens of Calgary.

Personally it makes us feel sick and helpless worrying about what we are facing with this rezoning. We felt we had a home with a beautiful open golf course view, for which we paid extra dollars when we purchased our lot in 1998.

We worry about the loss of the value of our property at a time in our life when our home is our greatest asset. It affects us very personally and does not help to maintain good health

Walking to the golf course to have a round of golf was a joy for me, not only to enjoy the golf game but also the beauty and esthetics of the trees, greenery and open space that was the Harvest Hills Golf Course.

The view from our kitchen, bedroom, den and large deck facing the golf course, has become more magnificent year after year – large trees, wild life, birds, squirrels, and even the occasional deer, etc. This will all be taken over by construction crews, noise, and dust for years, before we will be left facing rows of multi-family homes and, more than likely, some unsightly back yards.

The driveways of Lots 1,2,3 and 4 facing Harvest Hills Drive meet at grade level for entrance and exit. These four lots have raised yards and drainage from their backyards empties into a concrete drainage trough. We own Lot 5 which contains this drainage trough. If the rezoning is approved, the entire Hole No. 2 area would need to receive huge amounts of earth fill to bring the proposed roadway to grade level to accommodate approximately 48 residential units. The proposed entrance and exit would have to be at grade level on to Harvest Hills Drive to meet all road safety regulations. This is only one area but I would venture to say, there are probably several other such critical situations on this 9-hole course. We would be very interested to have assurance from the City as to how these possible drainage risks will be eliminated.

Monster rain and snow storms are a reality in Calgary and with 10 – 15 feet of new earth fill, we would like to know what measures will be put in place to contain mud and water flow, should we encounter another major flood like 2013. Our own experience with landfill was that within the first 5 years, our front yard had a 24 x 2 foot wide sink hole which over time became worse and worse because all moisture, rain, snow melt, and down spout drainage spilt over from Lots 1, 2, 3 and 4. We had to pay to have the sink hole filled and resodded. Just this past June and July, 2016, there was another sink hole at Lot 1.

Our City also has experienced sink holes and drainage problems and should be aware of what damage water movement can do. How does our City propose to cover off these kinds of very possible hazards if this application is approved.

In conclusion, we are very much against this proposed rezoning.

Don and Helen Turgeon

CPC2016-261
Attachment 3
Letter 43

RECEIVED

2016 SEP 19 PM 3:41

THE CITY OF CALGARY
CITY CLERK'S

To: Office of the City Clerk,
The City of Calgary,
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M",
Calgary, Alberta T2P 2M5

I would like to take the time to provide feedback regarding the proposal for the Harvest Hills Golf Course redevelopment. This is of great concern to my family as we strongly feel that our community's resources are already extremely over-burdened. Every time we take our children to our local recreational Centre (Vivo) parking is quite hard to obtain. There have been a number of times where we have missed a good portion of the class (that we have already paid in full for our child to take) due to lack of parking. We love our community (Coventry Hills – part of Northern Hills) but if this redevelopment goes through we will be moving away. We already feel that every time there is a community event it is hard to attend as there are always too many people, not enough parking and not enough space. I also feel that traffic is already a problem getting out of our neighborhood onto Country hills Blvd and that is with our current setup with no opposing traffic coming from the golf course.

There are so few green spaces in Coventry hills and Harvest hills, the golf course is one of the only attractive sites around. To remove this will change the landscape of our communities and this concerns me that this along with over-populated services and roads that this will subsequently lead to decreased property value. When we purchased our home 9 years ago one of the big draws for us was the fact that Harvest Hills and Coventry Hills were fully established communities and we wouldn't have to deal with constant construction and the possibility of a sudden population/traffic increase. It does not seem appropriate to make such extreme changes to our communities when there are already plenty of new development sites around NE and NW Calgary.

My greatest concern is the additional hazards and stress this will put on our schools. Already each day it is stressful picking up our child from elementary school. There is nowhere near enough parking and parents are forced to park in residential streets, block driveways and alleyways where homeowners are often outside of their homes taking pictures and yelling at parents who have no proper alternatives. Many parents picking up their kids have babies and preschoolers to unload from their vehicles to bring to pick up their school aged children from their appropriate school doors. Throughout the year there are many fights as well as parents who just yell at their children to jay-walk across the street because there are too many people and too many cars so they can't properly park. These unsafe conditions should be of great concern to all. I worry that a child could easily be hit by a car amongst this mayhem. The prospect of having more children and more parents added to our schools when we are already dealing with these unsafe parking/pick-up issues is not responsible or safe city planning.

Lastly even though I do not live backing onto the golf course I feel it is extremely unfair to change this space into multi-family dwellings and houses. The individuals who bought these houses not only paid a higher premium to live backing onto a beautiful landscape but they also paid to have a peace of mind not having to have their homes and yards back onto others. They paid for that privacy and security and to take that away is highly unethical. I am shocked and disappointed that our city is even considering approving this redevelopment.

Thank you for taking my feedback. Please feel free to reach me you if need further information

Kind regards,

Jessica Boucher of Coventry Hills

403-472-6356 jessica.boucher@dnvq1.com

September 19, 2016

Albrecht, Linda

From: Sue Poulin [poulinsp@telus.net]
Sent: Monday, September 19, 2016 4:54 PM
To: City Clerk
Subject: Copy of Opposition Letters
Attachments: Harvest Opposition letter template Aspen.docx; Harvest Opposition letter template Deighton.docx; Harvest Opposition letter template Susan.docx; Harvest Opposition letter template.docx

To: The City Clerk, City Hall

The fact that the attached letters and all the other correspondence has been done is not enough to stop this ridiculous development in my neighborhood is completely and utterly unbelievable.

The people have spoken. What happen to having a say on what happens around us. We do not want our neighborhood destroyed. We have lived here for 21 years and have loved it. The way it is.

You will completely change the feel and quality of our community. And not for the better.

Sincerely,

Sue Poulin

RECEIVED
2016 SEP 20 AM 7:43
THE CITY OF CALGARY
CITY CLERKS

RECEIVED

2016 SEP 20 AM 7:43

THE CITY OF CALGARY
CITY CLERK'S

April 18, 2016

Jessica Siriphokham, File Manager
Planning, Development and Assessment, IMC #8076
PO. Box 2100 Station M
Calgary, Alberta T2P 2M0

Dear Madam:

**RE: Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

I am a resident of Harvest Hills in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons:

1. Increased density and traffic Congestion
2. Loss of valuable green space (mature trees, natural habitat)
3. Strain on existing infrastructure in community
4. The application DOES NOT MEET the core goals of the City's Municipal Development Plan

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Aspen Poulin
11177 Harvest Wood Rd NE, Calgary AB

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

April 18, 2016

Jessica Siriphokham, File Manager
Planning, Development and Assessment, IMC #8076
PO. Box 2100 Station M
Calgary, Alberta T2P 2M0

RECEIVED

2016 SEP 20 AM 7:43

THE CITY OF CALGARY
CITY CLERK'S

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I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Deighton Poulin
11177 Harvest Wood Rd NE, Calgary AB

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

RECEIVED

2016 SEP 20 AM 7:43

THE CITY OF CALGARY
CITY CLERK'S

April 18, 2016

Jessica Siriphokham, File Manager
Planning, Development and Assessment, IMC #8076
PO. Box 2100 Station M
Calgary, Alberta T2P 2M0

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(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

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I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Marc Poulin
11177 Harvest Wood Rd NE, Calgary AB

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

RECEIVED

April 18, 2016

2016 SEP 20 AM 7:43

Jessica Siriphokham, File Manager
Planning, Development and Assessment, IMC #8076
PO. Box 2100 Station M
Calgary, Alberta T2P 2M0

THE CITY OF CALGARY
CITY CLERK'S

Dear Madam:

**RE: Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

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1. Increased density and traffic Congestion
2. Loss of valuable green space (mature trees, natural habitat)
3. Strain on existing infrastructure in community
4. The application DOES NOT MEET the core goals of the City's Municipal Development Plan

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Susan Poulin
11177 Harvest Wood Rd NE, Calgary AB

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

Albrecht, Linda

From: Scarrick [scarricks@gmail.com]
Sent: Monday, September 19, 2016 5:52 PM
To: City Clerk; Stevenson, Jim E.
Subject: Harvest Hills Redevelopment

I'm writing this email to oppose the redevelopment of the Harvest Hills golf course. While I don't live adjacent to the gold course, I am a resident of Harvest Hills.

I understand that residential sprawl within the city makes it difficult to maximum tax dollars toward infrastructure and amenities. However, asking communities that are built around golf courses to shoulder the problem is unfair and wrong. Poor city planning should be the burden of all Calgarians. Asking those in specific communities to give up hundreds of thousands of dollars in property value while simultaneously lowering their quality of life is wrong. Make no mistake, approval of this project by city council will lower the quality of life for all residents in Harvest Hills and surrounding communities.

Personally, the lack of a public school has already made a difference for my family. Harvest Hills kids must take a long bus ride to North Haven in order to attend public school.

Harvest Hills is not a walkable community, increasing density will only exasperate vehicle traffic on already congested roads. Even if the additional housing is added, the capital required to increase public transit in Harvest Hills would likely be better invested in communities closer to LRT lines.

My disappointment with the City and its elected officials will be immense if approval is given to this project. The short term business gains of private developers should not be placed above the quality of life of a city's residents. Honestly, it is despicable that the developers are taking advantage of entire communities to make a quick dollar instead of working better with the city on improving new communities.

Ultimately, approval of this project does not make Calgary a better place to live, work and flourish. It wont make any significant difference to population sprawl. It does however, lower the trust of residents towards city officials and developers.

Please do the right thing and reject this proposal. Our entire community is opposed and it's truly the right thing to do.

Sincerely,
Shawn Carrick

RECEIVED
2016 SEP 20 AM 7:43
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Albrecht, Linda
Sent: Tuesday, September 20, 2016 7:28 AM
To: Albrecht, Linda
Subject: FW: Harvest Hills Development

RECEIVED
2016 SEP 20 AM 7:43
THE CITY OF CALGARY
CITY CLERKS

From: Tara Shwagor [mailto:shwagortara@gmail.com]
Sent: Monday, September 19, 2016 7:08 PM
To: City Clerk
Subject: Harvest Hills Development

To The City Clerk

I am writing to you asking that you carefully consider the Harvest Hills Development proposed by QuantumPlace Developments Ltd. which comes before Council on October 3, 2016.

I am very concerned about the Harvest Hills Development being approved by City Council as these types of developments will only take us back to the 1990's and do not move us forward in the way the Municipal Development Plan suggests.

If you as elected officials approve the proposed plan for Harvest Hills, you are doing nothing more than **filling in the gaps in established communities** by allowing additional density without adding any amenities to enhance the community, allowing increased traffic without sufficient infrastructure, the list goes on.

The Municipal Development Plan states that it "strives to build a Calgary that will continue to be a leader in environmental stewardship". Please explain how by taking away green space/a large numbers of trees, we are becoming leaders in the environment? At this time, a Storm Water Master Drainage plan has not been completed by QuantumPlace and it is unknown which trees may be retained and which will be removed due to grading requirements.

I am also very concerned about the proximity of the railroad to the proposed homes. CP Railway indicates that trains on the line follow no fixed schedule and can pass at any hour of the day or night. Estimates given by CP Railway representatives indicate that there are 14-19 freight trains on the tracks within a 24 hour period, 7 days a week, day or night. I ask you to put your family in a home this close to the railway, would you? With the ever increasing number of train derailments, this is something the City must carefully consider before allowing homes so close to major railway lines.

My family are proud Calgarians who came to this city in the 1920's, have seen change both good and bad, continue to be extremely proud to call Calgary home and hope that you as our elected officials will reject the Harvest Hills proposal and all others that come your way for approval. These developments do not move Calgary forward, they move Calgary backwards.

Respectfully

Tara Shwagor

Albrecht, Linda

From: Sharon Crockett [rcrocket@telus.net]
Sent: Monday, September 19, 2016 7:44 PM
To: City Clerk
Cc: Office of the Mayor; Stevenson, Jim E.; Chu, Sean
Subject: Amended Outline Plan for Application LOC2015-0102 Harvest Hills Golf Course
Redevelopment
Attachments: letter of opposition Sept19 2016.pdf
Importance: High

Dear City Council:

I would like to submit the attached letter to be included in the Public Hearing, in the Council Chambers Calgary Municipal Building on Monday October 3, 2016. I have been notified by the City as I am an owner of the adjacent property to consider the rezoning of this recreational green space.
The letter is a summary of my concerns.

Yours truly
Sharon Crockett
1125 Harvest Hills Drive NE
Calgary, Alberta
T3K5C5

RECEIVED
2016 SEP 20 AM 7:43
THE CITY OF CALGARY
CITY CLERKS

September 19, 2016

RECEIVED
2016 SEP 20 AM 7:49
THE CITY OF CALGARY
CITY CLERK'S

Dear

**RE: Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)**

I am a resident of Harvest Hills in Calgary and I am opposed to the current plan submitted by the developer for the redevelopment of the Harvest Hills Golf Course.

- Over the last 21 months, I have attended open houses, read the Municipal Development Plan (MDP), reviewed the City of Calgary website and attended information sessions.
- I am very concerned that this plan by Cedarglen does not meet the guidelines of the MDP-why have a MDP if it carries no weight!! It would appear that by ignoring significant parts of the MDP and using a flawed engagement process the results favor the developer.
- In reading the extensive submission by the City Planning Department, it is very clear that they have no authority—many of their recommendations were ignored by the developer.

The current process has been time consuming and costly for the residents and the City of Calgary-the end result being that a very poor plan which does not meet the MDP is about to be presented to City Council in October of 2016.

- In reviewing the minutes from the presentation to the Planning Commission-information was not recorded. Only information on why people voted yes was included but not the information on why people voted no or expressed concerns. If in 10 years of presentations, this level of approval has rarely turns back plans, I seen no reason to have a Planning Commission as part of the process.
 - The developers have already determined that a poor plan can reach council and be approved. In the current process Community engagement is a figment -it is a one-sided information process that favors the developer.
 - To arrange yet another open house by the City after the plan has been approved by the Planning Commission to send the plan to Council is also a waste of time as there were no changes to the plan since the last open house -again a waste of time and money!!

I am opposed to the proposed redevelopment plan for the following reasons:

- The loss of green space for some of the homeowners who back onto the golf course. Some of the new green space proposed is very minimal for some of the existing homeowners.
- There is no definite plan regarding the preservation of some of the mature trees -ie on the periphery. I understand that a road or house may displace a mature tree but I feel there should be a plan to preserve as many trees as possible especially on the periphery of the golf course. The trees have matured and Calgary should be supporting the preservation of trees. Keeping the large

trees on the periphery would increase the quality of the green space and help maintain the privacy for the existing home owners.

- For the area where the high density is proposed, I do not believe that there is enough green space and parking for new residents. It is also very close to the railway line which is the line that carries the most number of hazardous goods in Alberta. As I have become more familiar with the risks of railway transport of hazardous goods -there should be concern and more planning for possible evacuation for all residents including the current residents. Lac Megantic is an example of what can happen. Derailments have steadily been increasing over the last several years and other cities are now examining their guidelines of development near railway lines.
- Also the noise from the train siding is currently an issue and the building of high density for those residents would even be worse -currently the golf course offers some buffer.
- The walking paths are a great idea but need to have more destinations that have meaning -some of them just go in a circle!
- Harvest Hills has only one elementary school -Catholic which is currently full. The public school is in Coventry Hills and it is also full. I see no indication at this time future building of schools in Harvest Hills.
- The only recreational centre is extremely busy so adding more density in Northern Hills is a concern for families with children. Many families are currently on waiting lists for programs at this time.
- There are no commercial buildings planned -again I can go for a walk or a bike ride but to where??? The reference to "walkable communities" must include amenities as well, not just an increase in density. My understanding is that there should be some commercial space as well.
- Traffic can be very busy on Harvest Hills Drive and since the 96th access has opened to Deerfoot Trail; traffic has increased considerably on this road. As a resident who lives on this drive, I am very concerned about an increase in the traffic. One of the new roads proposed enters Harvest Hills Drive on a curve which could result in a higher risk of collisions.
- As a home owner, a loss in the value of my home will affect my retirement.

In conclusion, I feel City Council needs to review the developer's application very carefully -increasing density needs to include many things not just more people!!

I ask that you consider my submission carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary ability to achieve the vision portrayed in the MDP.

Sincerely,

Sharon Crockett

1125 Harvest Hills Drive NE

Albrecht, Linda

From: Ray Crockett [ray.crockett17@gmail.com]
Sent: Monday, September 19, 2016 8:41 PM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm; City Clerk
Subject: Letter of Opposition to the Proposed Harvest Hills Golf Course Development
Attachments: letter to council re development proposal.docx

Attached is my letter of opposition to the Proposed redevelopment of the Harvest Hills Golf Course. Please review it with an open mind and with the spirit of the MDP in mind. If you do that I think you will agree that this is a very poor development plan that does nothing to further the achievement of the vision of the MDP and in fact perpetuates and makes worse many of the issues that the MDP is trying to eliminate or reduce. So I hope it helps convince you that you should not support this development proposal.

Thanks for reading the letter.

Ray Crockett

RECEIVED
2016 SEP 20 AM 7:43
THE CITY OF CALGARY
CITY CLERKS

To: Naheed Nenshi, Members of Council and City Clerk

Subject: The proposed Development Plan for Harvest Hills Golf Course

I am a resident of Harvest Hills and have been part of the engagement process since the very beginning. Early on in the process QuantumPlace Development Inc. and CedarGlen Homes made it very clear that the driver that would enable them to get approval for the redevelopment of the Harvest Hills Golf course was the Municipal Development Plan. This triggered me to read the MDP and I now have a working knowledge of the document and the vision it outlines for the future of Calgary. I have also read some of the associated documents that talk to complete and walkable communities. At first this filled me with some degree of excitement. Much as I love our golf course and think it provides a much needed recreational asset for the Northern Hills Communities having a complete community as described in the MDP is also attractive. Had QPD and Cedarglen homes fully embraced the concepts of the MDP and really engaged with the community the development might have been viewed more positively by residents and we might not be in this state of confrontation? Instead they ignored residents and adhered to the minimum requirements of the MDP.

I also attended the Calgary Planning Commission meeting where there was some very good dialogue about how important it is for the future of the City of Calgary to require developments to provide more of the amenities and services envisioned in the MDP. We cannot create the future envisioned by the MDP if we accept developments that support only the basic technical requirements of the MDP. Unfortunately this dialogue was excluded from the minutes of the CPC meeting which only included the reasons that the CPC voted in favour of the sending the development to council. How can councillors make a knowledgeable decision on this development proposal if they are not provided with the full minutes of the meeting?

I believe you should vote against this development because:

- The developer was asked to do a conservation based design in both of the detailed Team Reviews done by city administration but have not done so. Even basic Low Impact Design (LID) structures recommended on the City of Calgary website are not being done. (part of discussion at CPC).
- The original golf course was designed to manage overland drainage and restrict the amount of water flowing into the Nose creek. The City Planning Department (CPD) has set a limit for the flow rates but the developer was unable to meet them so CPD has given them a dispensation to exceed the previous limits by 270%.
- The Developer has not made any commitment to keep any trees. In their documentation to residents they have said they will attempt to keep a few or some trees. They say they will not commit to tree retention until after they have done the final grading plans. Is this really good enough?
- The MDP says the City of Calgary is committed to protecting "open space lands". In the Area structure plan that governs Harvest Hills it lists the golf course lands as "open space lands".

- The City of Calgary wanted to protect these lands as a recreational asset and that is why they zoned the lands as Special Purpose Recreational.
- The railway rail line adjacent to the proposed development is composed of a main line and several sidings. The main line carries more the highest volume of hazardous goods (propain, benzene, chlorine, ammonia, diesel fuel...) in Canada and is in the top few in Canada. The sidings are used to store cars in need of repair and handle anything from leaking valves to bad brakes. These cars may sit there for a few days or weeks while they await repair. Cars are also shunted at all hours of the day and create a lot of noise. With the City having an increase in rail incidents it is just a matter of time before there is an incident on this siding particularly with the shunting activities having a higher chance of a derailment than the operation of the mainline. The CPD has no policy to work with so they have asked for a 30meter setback which was easily done. However even before Lac Megantic increased the awareness of rail line issues the Railway Association of Canada and the Canadian Association of Municipalities (which Calgary is a member) published guidelines for development adjacent to rail lines and in addition to a setback of 30 meters they recommended a berm with acoustic fence. Why these basic requirements are being omitted in a high volume situation like this is taking a very high risk gamble with people's lives.
- Mobility – the existing transit is a basic service targeted to move people to and from the city centre during peak hours. A shuttle service operates but it is designed to take people to and from additional downtown busses that operate in Beddington Heights. There is no transit option to get to the Northern Hills town centre. Some transit schedules have a frequency of every 60 minutes.
- Walkable community – The plan has walking paths in the setbacks but this does not make a walkable community because there are no amenities to walk to.
- The City of Calgary did an urban design review but only within the context of the current community which is far too small a scope and did not evaluate the development proposal in terms of the full MDP.
- The MDP says that we want developments which create a sense of Community and make communities that are better for both existing and future residents. This is definitely not the case with this proposal. As a
- Complete Communities have a Neighborhood Activity Centre, non-car Transit options, and schools within the community.
 - In Harvest hills there is one elementary school that is part of the separate school system. All other children are bussed often over 1 hour each way.
 - In Northern Hills there is one separate High school to service a population of 68,000 people. All other students are bussed to other communities.
 - The current plan does nothing to reduce car miles and just propagates the current car oriented developments that the MDP says we are trying to get rid of.
 - There is no Neighborhood activity Center being proposed. The developer did a retail study that said there was no market for the traditional retail they provide. A second study done by the City of Calgary somewhat supported this view but said there was a

market for alternate forms of retail such as Day Care services. There is no community gathering space other than a tot lot and 3 tennis courts. No work seems to have been done to provide any recreational asset that can be used in the winter. As one CPC member commented "The lack of a NAC in the plan is a significant hole in the plan".

- The City of Calgary discourages the use of cul-de-sacs and in both Detailed Team Reviews done by the CPD the developer was asked to reduce them in the plan. This not done by the developer and they still remain in the plan. If the city does not support them why are they still in the plan?

To wrap up I would like to end with some comments made by CPC members during the review of this proposal:

- We are making a mistake to allow developments to move ahead through the cracks in the MDP.
- Policy supporting the MDP needs to be a lot clearer.
- Absence of a community activity centre is a hole in the application.
- This is a problem in our process (for reviewing/reacting to applications without pushing the tenants of the MDP) that the review process is focused primarily on technical issues and not the achievement of the vision in the MDP.
- There can be improvements to the plan by the applicant, particularly in terms of the environmental and biophysical elements.
- It's in the MDP so why are we not pushing this? I guess we have a to many gaps in the standards to ever meet the MDP. Given that the developer said this is all I am willing to do. I guess we can't meet the MDP for drainage.
- This is not a walkable community and this development does nothing to change that.
- This would only create a vehicle miles travelled explosion. It will only add more cars to a community already lacking amenities and infrastructure. It will only add further strain onto adjacent communities and already underserved Transit routes and schedules.
- This is not what the MDP envisions. For that reason I cannot support this plan.

I have come to believe in the MDP. I ask that you also embrace the full MDP because if you do that I believe you will not support this 1960 style, car centric, amenity free development.

Albrecht, Linda

From: Kelly and Helmut [kaiserfamily@shaw.ca]
Sent: Monday, September 19, 2016 8:43 PM
To: City Clerk
Subject: Harvest Hills Planning

Dear City Council;

My husband and family are very much opposed to the redevelopment of the Harvest Hills Golf course into a residential area. There are so many problems with this including:

- The proximity to the CPR line - this cannot be safe
- Harvest Hills has no other green space besides our small lake. We need a community centre as well as more green space, i.e. perhaps a tennis course, large pathways, or leave the golf course!
- The trees, plants and wildlife that have made the golf course home will be destroyed. This does not benefit the environment. We all know that trees are critical to our ecosystem. What will happen to all the beautiful trees on the golf course? What will happen to all the wildlife that makes the golf course home?
- Harvest hills has poor transit access as it is (my 3 kids had to take transit for years to school). To add thousands of more residents would overload this already taxed mode of transportation.
- Our roads are already busy and we do not need MORE traffic in Harvest Hills
- We need more community support, shopping, healthcare, retail stores for the Northern Hills residents, not more residents
- Density is not the answer.
- Some studies that are being done on the proposed redevelopment are not given in early enough (before deadlines) to allow third parties to review and respond. How is this fair?
- Validity of requested reports and studies: railway noise study; BIA done in winter; wildlife (crows and gophers); tree inventory; walkability

For those of us who have made Harvest Hills our home (our family has lived here since 1994), we are so happy with our community as it is. We have watched it develop and mature and love the large trees, mature landscapes, beautiful golf course and it would be extremely disappointing to see our neighbourhood disrupted with bulldozers, earth movers, trucks, noise, dirt. This is not fair to those of us who live here and the amenities that we currently have do NOT support more residents than we already have.

We really hope that City Council does the right thing and does NOT vote for densification and overloading our community.

Yours truly,

Kelly Kaiser

67 Harvest Grove Close NE

RECEIVED
2016 SEP 20 AM 7:43
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Thomas and Laurie Attrell [tandlattrell@shaw.ca]
Sent: Monday, September 19, 2016 10:51 PM
To: City Clerk
Cc: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; keepharvesthillsgreenspace@gmail.com; tandlattrell@shaw.ca
Subject: Letter to City Clerk Opposing Redevelopment of Harvest Hills

Dear City Clerk:

This is an email outlining my concerns about redeveloping Harvest Hills to build new residential units on the green space of this my community. Please include this as part of the official record for the City Council public hearing on October 3, 2016. Please include it as part of the presentation from the City Administration. Thank you!

For the following reasons I oppose this redevelopment proposal:

- THE RAILWAY - proximity of the CPR line; another Megantic can be avoided through good planning, even without a policy
- COMPLETE, SUSTAINABLE & WALKABLE COMMUNITY IS NOT IN QUANTUM'S PROPOSAL but is in the MDP
- Adds more houses, more cars, without other amenities. + Car Miles, Propagates 1960 based design principles, adds to the problem
- Transit - Focused on getting people to downtown and back. No reasonable transit to Northern Hills Center.
- No known plans for community gathering amenity; Community Association space
- Concerns about overland water drainage and sewage capacity. City already relaxed own rules for developer.
- Wetlands. City Wetland Conservation Plan (2004). Biodiversity. AB Wetland Policy (2015)
- Wildlife - Studies done in February - so only recorded visible year round inhabitants (magpies and crows). Please note also that a Great Blue Heron has been residing in this area as well.
- Trees - City values trees but does not consider retention of trees before approving rezoning.
- Some studies provided days before deadline - no time for third party review by CA
- The Context of Northern Calgary: MDP does not fit this area and can't be applied here - no amenities
- DENSITY above all else is the goal at City Hall. Density Trumps MDP vision for Calgary

Thank you for hearing and representing my concerns.

Sincerely,

Laurie Attrell

Resident of Harvest Hills at 147 Harvest Glen Rise NE, Calgary, AB, T3K 4B9, Phone: 403-277-2984, email: tandlattrell@shaw.ca

RECEIVED
2016 SEP 20 AM 7:42
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Evelyn Munn [EvelynM@yyc.com]
Sent: Tuesday, September 20, 2016 1:00 PM
To: Office of the Mayor; City Clerk
Cc: Stevenson, Jim E.; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Malcom.logan@calgary.ca
Subject: City Council Hearing - October 3, 2016 Application for Land Use Amendment: LOC2015-0102 Plan 9711046, Block 1, 1450 Harvest Hills Drive NE
Attachments: City Council Hearing Oct 3 2016 - Letter .pdf

TO WHOM IT MAY CONCERN

Please see the attached letter with reference to the above subject. I oppose this redevelopment, I believe it should be left as **S-R, Special Purpose – Recreational**.

Regards

Evelyn Munn

If you wish to opt-out from further Commercial Electronic Emails please visit <http://casl.yyc.com/Unsubscribe.aspx> This e-mail message contains information that is confidential and proprietary to The Calgary Airport Authority. It is intended for the exclusive use of the addressee. If you are not the intended recipient and you are not an employee or agent of the intended recipient, you are strictly prohibited from disclosing, distributing or reproducing this message. If you have received this e-mail message in error, any solicitor/client privilege is expressly not waived. If we have sent you this e-mail message in error or if the addressee cannot be reached or is unknown to you, please inform us immediately by telephone (toll free - 1-877-254-7427) and delete this e-mail message from your system and destroy all copies. Thank you!

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2016 SEP 20 PM 2:01
THE CITY OF CALGARY
CITY CLERKS

Evelyn Munn

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2016 SEP 20 PM 2: 01

THE CITY OF CALGARY
CITY CLERK'S

September 20, 2016

CITY OF CALGARY
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M0

TO WHOM IT MAY CONCERN:

RE: CITY COUNCIL HEARING – OCTOBER 3, 2016

APPLICATION FOR LAND USE AMENDMENT: LOC2015-0102 Plan 9711046, Block 1
1450 HARVEST HILLS DRIVE NE

EXISTING LUD – SPECIAL PURPOSE – RECREATION (S-R) DISTRICT

PROPOSED LUD – RESIDENTIAL (R-1), (R-2), (M-1), (M-Gd80), (S-CRI), (S-SPR)

I am a home owner in Harvest Hills and my property backs on to the property currently known as the Harvest Hills Golf Course. I built my home on this site in 1999, because of the location of the golf course and not wanting neighbours in my back yard and to be able to enjoy the greenspace. It took me two years of looking all over this city to find a place where I wanted to build my home. A place where it felt like I was in the country but was actually in the city, Greenspace. I was told by the builder that nothing would be built behind the lot I picked. They said that it is designated **S-R, Special Purpose – Recreational** and if anything was to be built it would have to be on the other side of the rail tracks. Another reason for paying more for the lot and home. Now I'm being told that this was all a lie!! If you have money you can buy anything and get areas rezoned. If I wanted to live by condo's, townhouses etc I would have bought almost anywhere else in the City. I would not have purchased this lot and built this home had I been informed that there was any possibility that the land behind my home could be redeveloped into residential. Also had I known any of this was even possible, I would have sold the property when I went through my divorce at the exact time the housing cost were elevated. I am paying for my home twice now and I kept it as an investment for my retirement, not to lose money and have to work longer to make up the difference. Right now some homes in Harvest Hills are being sold for less than the City Property Tax appraisal value, can you imagine what will happen if the Golf Course is reassigned for Residential Use??? This area has architectural controls on the homes – no sheds in the back yards, chain link fencing 4 ft high, stone on the house, etc. My home was designed with large windows overlooking the golf course, the windows will be over- looking other homes and back yards, and them looking into my home and yard. I built on the Golf course and Green space to avoid this. The style of homes on the golf course were built for Golf Course and Green Space not for another residential area to be built. The homes that are proposed for this area are supposed to be like for like, but looking at the drawings, I could not see like for like?

In the Northern Hills Communities we have no hospital, insufficient schools and few recreation facilities, which are already maxed out. Before this golf course was privately owned, and was one of the few private courses in the city. I know that it was heavily used by the public as it was difficult to obtain a weekend tee time as it was so busy. There were also men's and ladies' leagues which played on the course each week. There is very little green space in Harvest Hills and this would be taking a big part away.

This community has been fully developed for some time and I am dismayed at the prospect of putting up with the inconvenience, dirt and traffic congestion of building a large community within the existing community.

Although I am aware that the City is required to encourage densification instead of urban sprawl, it would seem of no benefit, to concentrate the densification in only a few areas of the city, particularly in the outlying areas. Harvest Hills is already a significant distance from the downtown core and increasing the density of this community will not solve the problem of urban sprawl. It will, I believe, create larger problems of increased crime, this is one of the reasons I moved from my previous home. Since living here in Harvest Hills, I have felt safe and secure in my own home, now living on my own without incident. All residence on the Golf Course have a four foot chain link fence to divide us from this development and anyone can jump a four foot fence. The Green Space is very pleasing and peaceful now but will not be if this application is put through.

I am concerned about placing housing on the existing golf course due to the location of the railway tracks. I am aware that this portion of the railway tracks is a switching station as well as a dangerous goods route and the possibility of an accident increases when housing becomes close to it. If correct, the original design of the community placed the golf course there so as to provide a buffer zone between the railway switching yard and the residents. To my knowledge, the following chemicals are shipped through that dangerous goods corridor: acids, benzene, propylene, propane, butane, anhydrous ammonia, oils, distillates, jet fuel and chlorine. All of these could cause great harm if there was an incident and many of them are too dangerous to be shipped on our highways for this reason.

I am concerned about the additional strain of several thousand people on our already overburdened education system.

I am concerned about the additional strain of several thousand people on the limited medical clinics and doctors in the area and the lack of an emergency medical facility. I already go to another area of the city to see a doctor.

I am concerned about the additional strain of several thousand people on the roadways in our area as there is already congestion during rush hour, trying to get onto Deerfoot now is slow, with this additional traffic everyone will need to leave at least 10-15 minutes earlier, and more time allotted particularly during the winter, and around the only shopping area in the community, even with 96th Avenue open.

I am concerned about the lack of connection to the LRT system and our transit being overlooked at present. I am aware that many Airdrie residents drive to our bus lines and park in the parking lot, taking up space for Calgary residents. During rush hour, it can be a lengthy wait to find a bus with space.

I am concerned that there are storm-water dry ponds located in the redevelopment area and there is potential for flooding if housing is built there. We have never had this problem in Harvest Hills.

I am concerned about the additional strain of several thousand people on our limited recreation facilities even while one might be removed, if this goes through.

I am concerned about the same architectural controls for our community will not be adhered to in the new housing.

I am concerned that the mature established trees in this fully developed community will be cut down for the development and replaced with immature small trees. I have watched these trees grow for close to 16 years and they are beautiful.

I am concerned with the loss of wildlife habitat currently in the golf course. We have all types of birds, Geese, Ducks, Rabbits and even now you can still hear the coyotes howl at night.

I am concerned about the loss of green space in a city which is renowned for its green space and I do not want to live in an urban jungle; and

I have chosen to live in a suburban community in order to participate in a lifestyle which includes walking outside, children playing outside and space in which to have a backyard. I do not want to have to move further from the core in order to have these things.

For all the above reasons, I am opposed to this redevelopment. I am against the rezoning of this area it should be left as **S-R, Special Purpose – Recreational**.

Page 4

Have you ever felt that you have been beat up? Work hard all your life, do all the right things, live by the laws, pay all your bills, stay out of trouble, be a good person, don't hurt others, volunteer, give to charities, work hard – support yourself, support others who have less, build your dream home on the property you pick out. One of the biggest investments we make in our lives is our home. Then to find out that someone can come along and change things and you will lose money and have to work longer than what you were planning on to make up for the loss. Please ask yourself - What would you do if this was happening to you?

I ask that you consider my submission carefully and that you recommend against approval of the proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Regards

A handwritten signature in cursive script, reading "Evelyn Munn". The ink is dark and the signature is fluid.

Evelyn Munn

Albrecht, Linda

From: Doug [dwillems@nucleus.com]
Sent: Tuesday, September 20, 2016 10:48 AM
To: City Clerk
Subject: Harvest Hills golf course zoning change proposal

RECEIVED

2016 SEP 20 PM 2:00

THE CITY OF CALGARY
CITY CLERK'S

September 20, 2016

To the City Clerk

Re: Proposed rezoning of Harvest Hills golf course

I am writing to express my strong opposition to the proposed redevelopment of the Harvest Hills Golf Course into a housing development.

Many years ago I chose this community for several reasons, one of the strongest ones being the beauty and attraction of the golf course. I couldn't afford to buy on the course but I love living nearby and seeing the beauty of the course and the wild birds that swim in the course ponds. Every time I turn in off Country Hills Blvd. I admire and take pride in my community because of it and I want it to stay as it is.

Also, I've noticed how much traffic has increased over the last 15 years as 96th Avenue is now completed to Deerfoot and the airport. My house is on Harvest Hills Drive and being a main connector between Country Hills Blvd and 96th Avenue has made it very busy at certain times of the day.

My house is on the blind ascending right hand curve coming up from the golf course and cars coming up the hill cannot see cars at the curb as they ascend and curve to the right. Last year someone parked in front of my house was hit as they tried to merge into traffic. It's almost happened to me on several occasions too, and only quick braking and swerving by the ascending car has avoided an accident.

To this situation the proposal is to add several thousand more residents who are going to use the same road. Are you kidding? It would create a massive safety problem for anyone getting in their car or trying to merge from my side of the street.

I'm not a NIMBY - I'm not against housing densification. In fact I own several rentals in Alberta and I'm a proponent of tiny backyard homes, aka garden homes or even garage suites. But the advantage of those homes is that they are spread out throughout a community and they don't fundamentally change the dynamics of a community. They can be quite attractive, traffic is

dispersed, renters or young/elderly family members can have separate affordable housing and owners can get assistance with their mortgages with the rent. They make sense to me. This proposal does not.

I would support garden homes 100% but to allow a developer to take away a fantastic asset to our community and put in multiple family dwellings which will bring down the overall appeal of Harvest Hills and rapidly increase density? That's a bad idea.

The golf course is designated a recreational area and it must stay a recreational area. I bought on that basis and I want that retained. A change from a special recreation area to a dense housing development wouldn't fly in your community either.

I strongly urge you to reject the redevelopment request and listen to the constituents of Harvest Hills, many of whom oppose this redevelopment proposal.

For the record I am thoroughly unimpressed with the way this entire process has been carried out with the proposal, public open houses and the presentation of drawings, all based on the ASSUMPTION that the change from Special Recreation zoning was a done deal. That really smacks of a lack of respect for Harvest Hills owners.

Regards,

Doug Willems

Harvest Hills owner

September 20, 2016

Office of the City Clerk
The City of Calgary
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P2M5

RECEIVED
2016 SEP 20 PM 2:26
THE CITY OF CALGARY
CITY CLERK'S

Re: Bylaw 260D2016 – To re-designate the land located at 1450 Harvest Drive, NE, from special purpose (CLOSE HARVEST GOLF COURSE) to residential, etc.

As the former Alderman for Ward 3, I participated in many meetings with Genstar Development to plan future development and amenities, as part of the "North Calgary Master Plan" that projected a very large population and that identified four distinct residential communities - Harvest Hills, Coventry Hills, Country Hills and Panorama Hills.

Harvest Hills was the first Community to be developed and to attract new homeowners, **two key amenities** were promised and keenly promoted by Genstar and its builders to the future homeowners. **A Golf Course** and **a Lake** (a storm pond) for recreational uses.

The dictionary defines an **amenity** as follows:

"An attractive or desirable feature or..... anything that adds to one's comfort; convenience"

Says Melcor's Manager Alan Boucher in a recent home promotion magazine... "Amenities are a key factor in the decision process of buying a new home and therefore big consideration for developers in their planning of a new community.....Building a new community that residents will love is all about amenities"

Says Jay Westman, chairman & CEO of Jayman BUILT, in a recent home promotion magazine about a new Calgary community named Westman Village: "This amenity-driven, lifestyle community is being created at a level not seen in Calgary before, I'm excited about building it and watching it come to completion, he adds"

The amenities promised to Harvest Hills residents were also a key factor in the decision process of buying a new home with their life-time savings in the Harvest Hills Community. Especially, for those who purchased lots along and near the golf course at premium prices and who were expected to construct more upscale homes resulting in higher City taxes & utilities costs. However, there remains one key question for these residents.....

"Was it Genstar's intention to provide the Golf course amenity on a temporary basis?"

If that was the case, surely Genstar would have registered a caveat on each homeowners title like what was done in Shawnee Slopes. I know, and Harvest Hills residents know, that it was to be a permanent gift! In fact, that gift was most likely paid for by those very same residents through their lot prices.

Caveats were registered on the titles of homeowners in Shawnee Slopes to indicate that the Developer only guaranteed their golf course for 10 years. However, Harvest Hills residents know that there are **no time frame caveats** on their titles concerning their Golf Course amenity.

By copy of this letter to CHBA-UDI Calgary Region Association (represent Developers & builders), I request that Developers inform/notify new home buyers but also home owners in older communities by way of signage at the entrance of the golf courses and also at the entrances of all other amenities that

they promised. In fact, to be sure that new home buyers and existing home owners are informed/ notified of promised amenities, developers must register caveats on title so that residents can always be aware of the Permanent or Temporary status of an amenity. Citizens believe that amenities are like **gifts** from developers/builders to new and future homeowners and so the current **give-and-take-away tactics** applied by the developer(s) of the Harvest Hills Golf Course amenity are considered **unethical**. In other words, citizens consider amenities to be **non-returnable gifts**.

By copy of this letter to the City Solicitor, I request that the above mentioned land-use application be closely reviewed from an ethical and a legal point of view. To seriously consider the fact that it was **Genstar's intent to have this golf course as a permanent feature**. Also, to consider the loss of home values, especially to the homeowners adjacent or near the golf course so that property tax assessments can be reduced if the Golf Course is eliminated.

Herewith attached, a copy of my letter dated August 11/16 letter, addressed to Ward Councillor Jim Stevenson, and copied to all Members of City Council, in which I made the following comment: "Jim, with the above information in mind, you might be willing to seek a legal opinion from the City Law Department and circulate their response to the Harvest Hills residents". I understand that at this time, Councillor Stevenson has not made that request nor has he responded to my letter!

This has now become a city-wide issue (what community is next?), I also request that the City Solicitor review the developers amenity (gift) process and recommend changes to that process, that address **integrity, sincerity, ethics and legality**. Thousands of residents are very upset with the current system and need to be assured that amenities (gifts) that were/are promised by developers are **non-returnable**.

Since this has become a City-wide issue, by copy of this letter to the Minister of Alberta Municipal Affairs, I request a review of developer's amenities being offered to thousands of new homeowners in Calgary Communities. The matter of **Permanent or Temporary amenities** is a very serious issue and the Minister may consider it as an item for discussion or possible amendments to the new (MGA).

It's hard to believe that the City Planning Department would approve new multi-residential development so close to the CP railway siding that **stores dangerous goods in railway cars** and switches these railway cars in and out of this siding almost daily. With recent railway incidents across the country, a much larger & safer minimum distance must be considered. Is CP Rail not concerned about safety issues? In case of an incident, are Calgary Emergency Services able to provide effective emergency response and timely notification for that many residents?

I request that City Council oppose the land-use application in question, and leave the current land-use for the purpose of a Golf Course and open green space in place for this Community.



John Schmal
Former Alderman - Ward 3

cc: Glenda Cole, City solicitor, City of Calgary
Allan Klassen, Chairman, CHBA – UDI Calgary Region Association
Danielle Larivee, Minister of Alberta Municipal Affairs
Marjorie Aucoin, Keep Harvest Hillls Green Space Committee

April 11, 2016

Councillor Jim Stevenson
Ward 3 - City of Calgary
FAX (403) 268-3823

PROPOSED CLOSURE – HARVEST HILLS GOLF COURSE

Harvest Hills Residents continue to contact me (the past Alderman for Ward 3) concerning the history of their Community and in particular, their golf course that is being threatened for closure and to be replaced by residential development.

HERE IS MY POSITION

While the golf Course lands are privately owned and the land owner(s) believe that they can do with their land whatever they want, in this particular case, I do not agree with that position! Instead, I believe that the golf course was conceptually supported through City Council and provided to the Harvest Hills residents as a key amenity. No different than other communities who received a "Lake" as their key amenity and who certainly would not expect a developer or the City to come along at a later time and allow their lake to be filled with dirt (fully or partially) and sold off for more housing.

You are aware that City planners have completed one public consultation process, and have started a second round of consultations that is to further define a residential plan to replace the Harvest Hills Golf Course and to seek City Council's approval.

Shame on the golf course operators for shutting down the golf course even before a decision is made. Residents are wondering what you are doing to keep the golf course open for at least the 2016 season?

COMMUNITY HISTORY (What I remember as the former Ward 3 Alderman)

Working very closely with Genstar Development, to plan and develop a North Calgary Communities' Master Plan that projected a population of 75,000+ to include four distinct residential communities – Harvest Hills, Coventry Hills, Country Hills & Panorama Hills.

Harvest Hills was the very first Community to be developed and Genstar Development and their builders promoted two key amenities to entice people to purchase their new homes there. An existing pond (now a lake with park & pathways) and a golf course to be located & developed on the East side of the Harvest Hills Community. (current location). Never would one suspect that these key amenities would be temporary features or that the City of Calgary one day would come along and assist a developer in taking away one of these amenities from these residents.

I want to explain how important "promised amenities" are for new home owners! A comparable promotion is currently being done by Melcor Developments Ltd for a new Lake community in the City of Airdrie. It is promoted in the New Home Living Magazine - by Marty Hope. The story reads, "Airdrie gets new lake community" and goes on to say: A decision to put a lake community in Airdrie. well, that decision was considered an important amenity in attracting potential home buyers to the area

says Melcor's Manager, Alan Boucher. "Amenities are a key factor in the decision process of buying a new home and therefore big consideration for developers in their planning of a new community" he says. "building a new community that residents will love is all about amenities". The lake community is at the urging of Airdrie City Council which wants new residential development to be "innovative and unique" from a planning perspective, says Boucher.

Jim, you should realize that a former City Council and its Administration also wanted Genstar Developers to provide for innovative & unique development when they promoted the "North Calgary" Master Plan that included the Harvest Hills Community. I know, I was there as the Alderman for Ward 3!

Harvest Hills residents were provided with a golf course that was considered a key community amenity. Those residents who purchased golf course lots paid premium prices and on average constructed higher priced homes. In my opinion, for the city to take away their amenity (the golf course) is like "bait & Switch" and is perceived as misrepresentation. I request that City Council leave the golf course facility in place under the existing land use and not allow a developer to steal it away from the residents.

It appears that city planners are not able to retrieve the Harvest Hills Community planning documents that were approved many years ago and are now putting pressure on the community leaders to find it for them. As you know, these documents must be found in City archives.

As the former Ward 3 Alderman, who represented Harvest Hills residents, the City of Calgary may have to take my word for the community planning history and the promises made to the Harvest Hills residents in the above mentioned comments. If required, I am prepared to take an oath!

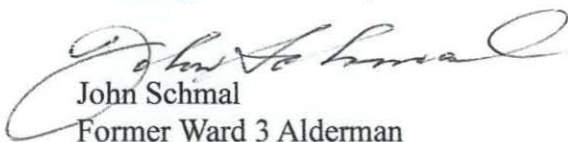
Jim, many residents are asking me what their Ward Councillor is doing to save the Golf course? It would not be fair for me to answer that question, however, I believe that you should let them know.

Again, I believe that for the City of Calgary to take away key community amenities that were at one time promised and provided to residents in any community (public or private lands) questions honesty, sincerity, ethics and even legality.

Jim, with the above information in mind, you might be willing to seek a legal opinion from the City Law Department and circulate their response to the Harvest Hills residents?

In summary, I believe that the proposed closure of the Harvest Hills Golf Course may violate (at least the intent) of open green space policies, that are identified in the Calgary General Plan and other City planning documents.

Awaiting to hear from you soon.



John Schmal
Former Ward 3 Alderman

cc; Marjorie Aucoin, Keep Harvest Hills Green Space Committee
Jessica Siriphokham, City Planner
Members of City Council (this matter has become a city wide concern)

Albrecht, Linda

From: Rod Hudson [rhudson@centuryservices.com]
Sent: Tuesday, September 20, 2016 3:34 PM
To: City Clerk
Subject: Harvest Hills golf course redesignation application

Dear City Clerk,

Please confirm receipt of this written submission for the October 3rd City Council public hearing on Cedarglen's application for its Harvest Hills area land use redesignation

My Written submission to the hearing:

I support maintaining the existing designation of "special use- recreation" of the applicant's lands to:

- promote safety -proximity of the CPR line; keep the adjoining corridor sparsely occupied for safety's sake
- maintain the broader community access to a commercial private recreational amenity for any recreational use allowed by the current zoning
- keep the wetlands and attendant wildlife; please don't approve & exchange wetlands for another sterile storm pond; keep the green space as envisioned in the original community design
- maintain a wild life habitat: (the Wildlife - Study done in February - so it missed out on migratory birds, active birds of prey and other seasonal wildlife gracing the site)
- keep all the trees – Calgary does not have mature trees to spare

I request your support in maintaining the current designation and denying the application to revise the land use for residential development in the middle of an established neighborhood.

Rod Hudson

Direct 403 303 2560
Mobile 403 512 2942

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

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Albrecht, Linda

From: Doris Gourley [dorisgourley@shaw.ca]
Sent: Tuesday, September 20, 2016 3:49 PM
To: City Clerk
Cc: Office of the Mayor
Subject: Harvest Hills redevelopment

Writing to voice my opposition to the redevelopment of Harvest Hills . Although I live in Country Hills I have golfed at Harvest Hills golf club for 15 years and enjoyed the green space and the restaurant. We have very few amenities in the Hills area and the added density and traffic would greatly deteriorate our quality of life.

Sincerely,
Doris Gourley

Sent from my iPad

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Albrecht, Linda

From: Frances Seyer [wfseyer@telus.net]
Sent: Tuesday, September 20, 2016 3:52 PM
To: City Clerk
Cc: Office of the Mayor
Subject: Harvest Hills Golf Course rezoning

I am herein protesting the rezoning of Harvest Hills Golf course. Although I am not a resident in that area I have played the golf course frequently and have always enjoyed that particular recreational area. In my opinion the rezoning is a short sighted plan that does not take into account the value of recreation, physical fitness and general wellness of the citizens of Calgary. In fact it endangers the wellbeing of the residents of the proposed dwellings who have the misfortune to live in close proximity to the dangerous goods railway. Furthermore, the lack of amenities in the district already affects the quality of life of the residents who are presently are short of schools, and will face traffic congestion and inadequate public transportation.

I am an ardent supporter of densification but as an environmentalist and lover of green spaces I am saddened to see this lovely spot turned into yet another concrete development.

Regards,

Frances Seyer

Sent from my iPad

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Albrecht, Linda

From: Leo And Gail Kilroe [kilroe@telus.net]
Sent: Tuesday, September 20, 2016 4:10 PM
To: City Clerk
Subject: Harvest Hills Redevelopment Proposal

Please consider the following concerns regarding the proposal to redevelop Harvest Hills.

1. Rather than being reactive with regards to safety standards for railway lines and risking another catastrophic event such as Megantic, let's raise the bar and keep a safe barrier between homes and the railway tracks. The current standards are not effective, reasonable or responsible.
2. Currently there is only one school in the Harvest Hills community. Students are bussed out of the community. The proposed redevelopment will mean even more kids requiring transportation to schools outside the area. Since we do not have capacity here, chances are that the schools in Coventry and Panorama will be maxed out and the kids will have to be bussed even further away.
3. When we built our home here, we were attracted by the quietness of the area. The golf course provided assurance that traffic volumes would remain as they were. The redevelopment and resulting population increase and additional roads will create major increases in traffic volumes. This will make our roads more dangerous and walking in the community will be challenging.
4. The redevelopment plan does not provide a gathering place for residents of Harvest Hills. If we are to remain a community, we need a meeting place within walking distance. As seniors we appreciate being able to walk to a location to meet with other members of our community.
5. Transit routes are not conducive to travel other than downtown. To get from Harvest Hills to Vivo requires at least 2 busses. It is faster to walk than to take the bus.
6. Throughout the year there is a significant amount of wildlife seen on the golf course. What will happen when their habitats are destroyed?
7. We picked Harvest Hills as a place to live in 1996 with the intention of retiring here. We have now retired and are wondering if the proposed redevelopment will make this area less attractive as a retirement location.

Thank you for your time and your consideration.

Leo and Gail Kilroe

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Albrecht, Linda

From: Jesse Sinclair, Realtor RE/MAX YYC [jesse@jessesinclair.com]
Sent: Wednesday, September 21, 2016 8:06 AM
To: City Clerk
Subject: Fwd: Harvest hills golf course redevelopment

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----- Forwarded message -----

From: Jesse Sinclair, Realtor RE/MAX YYC <jesse@jessesinclair.com>
Date: Tuesday, 20 September 2016
Subject: Harvest hills golf course redevelopment
To: jessica.siriphokham@calgary.ca

Hi Jessica,

Here's a quick note to say that I oppose the proposed redevelopment of the harvest hills golf course. The infrastructure is not in place to support the additional residents in the NHCA. Additionally it will have negative impact to landowners bordering and in close proximity to the golf course.

Thank you for your time.

Best regards,
Jesse

--
JESSE SINCLAIR, REALTOR, Associate Broker
RE/MAX REAL ESTATE (CENTRAL)
206 2411 4th Street NW
Calgary, Alberta T2M 2Z8

Direct: 403-478-8478
Email: jesse@JesseSinclair.com
www.JesseSinclair.com

[Find out what homes are selling for in your neighbourhood. HERE](#)



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www.JesseSinclair.com

[Find out what homes are selling for in your neighbourhood. HERE](#)

Albrecht, Linda

From: coverdad [coverdad@telus.net]
Sent: Wednesday, September 21, 2016 8:27 AM
To: City Clerk
Subject: HARVEST HILLS BYLAW 260D2016 (CITY COUNCIL MEETING 2016-10-03)

Sylvia Coverdale
1218 Harvest Hills Dr NE
Calgary AB T3K 5B3

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary AB T2P 2M5

September 20, 2016

Dear Sir / Madam:

Please ensure that this communication be included in the Council Agenda on Monday, 2016 October 3.

RE: APPLICATION FOR LAND USE AMENDMENT: LOC 2015-0102
1450 HARVEST HILLS DRIVE NE
EXISTING LUD - SPECIAL PURPOSE - RECREATION (S-R) DISTRICT
PROPOSED LUD - RESIDENTIAL (R-1), (R-2), (M-1), (M-Gd80), (S-CRI), (S-SPR)

I am a resident of Harvest Hills and I am opposed to the redevelopment of the Harvest Hills Golf Course.

It is my understanding that the golf course was not in the Genstar's original plans for developing this area in the 1990's, but was added at the insistence of the City of Calgary's Planning Commission to:

- 1) Provide a much needed recreational facility to be a more complete community.
- 2) Provide a buffer between the housing development and the CPR mainline and rail yard.
- 3) Provide better water management to minimize the rate of flow of storm water into the Nose Creek drainage system

I believe that these concerns still exist even more so now than in the 1990's.

- 1) Recreation:

I realize that the City of Calgary cannot force the owners of this land to run a golf course on it, but should the rezoning be approved the prospect of a golf course or any other recreational facility will be lost forever. The need for recreational facilities in this area exists even more now.

QuantumPlace Developments Ltd. has stated that "golf course use across North America is in decline". Yet, Windmill Golf Group, the previous owners of the Harvest Hills Golf Course, is currently building a 27 hole course adjacent to the Spring Bank Airport. This appears to be a contradiction.

Recreational opportunities for all citizens of this city are important for our health and wellbeing. Golf is one of the few outdoor activities (apart from walking) in which all age

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groups can participate. I have even seen people who could barely walk, play golf with the aid of a cart. Golf also includes a social component not usually seen in other sports, whether one is playing with friends or paired with strangers. Baseball diamonds and soccer pitches abound in our city, yet these can be utilized only by children and young adults and because of school and work schedules are only utilized in the evenings and weekends unless they are attached to a school. Golf courses, on the other hand, are in use from sun up to sun set and it is not necessary to belong to a team or league. Golf is the single most frequently played sport by adult Canadians. There are 5.7 million golfers in Canada who play 60 million rounds of golf annually and the sport contributed \$14 billion in economic growth. [NAGA Economic Impact of Golf in Canada, 2014]. As a pensioner, I cannot afford \$15 000+ to join a private golf club and the annual fees of \$4 000+ and \$3 000+ for a spouse. Harvest Hills Golf Course, though privately owned, has had no such membership structure and has been very affordable. It has also been the top rated 9 hole course in the province and is utilized by residents from all over the city. To my knowledge, the golf course was not looking for a prospective buyer as it has been operating in a reasonably profitable manner. Residents of Harvest Hills who have belonged to leagues at this course have had a very difficult time finding spaces in leagues at other courses this year further indicating that golf is still a very popular sport.

In the proposal for redevelopment, tennis courts and walking/bike paths are being proposed as alternative recreational facilities. The applicants position is that these, unlike the golf course, would be free for all to use, yet even city run facilities, like Sikome Lake, require a fee. Again, tennis is a game for the young and during my travels in other areas of the city, I rarely see tennis courts being utilized. Case in point, when driving north on Deerfoot trail yesterday (Sunday August 21, 2016) at about noon (a lovely summer day, temperature was about 20 C at that time), not one of the tennis courts at Deerfoot Park (between 8 Ave & 16 Ave NE) was being used. I do not consider walking a recreational activity as it tends to lack a social component. The paths proposed are in such narrow "buffers" between houses. Although I feel these buffers are important, I question how well these paths can be policed with no sight lines to streets "Active recreation circuits" are being included with the walking paths. In other cities where I have seen these facilities, I have rarely seen them being used.

Vivo (Cardel Place) is already over-subscribed. One has to be on a computer at 8:00AM the morning that registration opens in order to get into most programs offered at Vivo. I understand that children living in Harvest Hills wishing to play hockey must travel to other parts of the city as they are excluded from teams using the Vivo facilities. The increase in population in the Northern Hills has already strained the capacity of this facility and the proposed development on Harvest Hills Golf Course will only exasperate the problem.

Recreation matters for all age groups. Affordable recreation alternatives need to be available to all of Calgary's citizens. This is a "quality of life" issue.

2) Proximity to CPR Rail Yard

YourDictionary.com defines a rail yard as "A complex of branching railway lines and other infrastructure in which locomotives and rolling stock are stored and rearranged." This is exactly how this facility is used. Yet, the "Surface Transportation Noise Policy Assessment" prepared by Patching Associates appears to treat it as a Principal Main Line and has recommended that only a 30 metre building set back is needed and that no noise barriers are required except at the south side of Country Hills Blvd. NE. It is apparent that noise and vibrations readings for this report were taken only when trains were rolling through on the main line (4 trains in total) and that no readings were taken during shunting or any other of the "rail yard type" activities.

I am sure that you can appreciate that the noise produced by a rail yard is significantly different than trains passing on a main line. As stated in the 2013 publication, "Guidelines

for New Development in Proximity to Railway Operations” “Freight rail yard noises tend to be frequent and of longer duration, including shunting cars, idling locomotives, wheel and brake retarder squeal, clamps used to secure containers, bulk loading/unloading operations, shakers, and many others.” I can attest to most of these noises being produced by this facility at all hours of the day and night and I live considerably farther than 30 metres from it. In addition to these, the CPR frequently uses this facility as a staging area for work crews upgrading and maintaining the rail line as they did in April-May of this year. Of course this work was done throughout the night when train traffic is a little less frequent. The “Guidelines for New Development in Proximity to Railway Operations” goes on to state that “Beyond the obvious annoyance, some studies have found that the sleep disturbance induced by adverse level of noise can affect cardiovascular, physiological and mental health, and physical performance.” It also recommends a 2.5 earthen berm topped by a 3.0 metre high acoustical fence in addition to a 30 metre building setback from a “pass-by” rail line (pg. 19) and a 300 metre building setback from a rail yard.(pg. 27). I can foresee the population inhabiting the high density dwellings proposed close to this rail yard being very transient, as no one would want to live with the noise. And we all know that a transient population does nothing to strengthen a community.

And then there also needs to be consideration of the types of products frequently stored in rail cars at this facility. Hazard goods such as Propane, butane, ethanol, ammonia, chlorine, crude oil etc which in an accident have proven to be hazardous to life and property and as is stated in “Guidelines for New Development in Proximity to Railway Operations” (pg 18), “When accidents do occur, the vast majority are non-main track collisions and derailments occurring primarily in yards or terminals”

I understand that the City of Calgary is in the process of developing policy to regulate residential development near this type of rail facility but it will not be implemented until the spring of 2017 at the earliest. AT the CPC hearing on 2016 August 25, when Administration was asked how the new policy would affect this application, the answer was a 30 metre setback was all that was required. The matter was summarily dismissed. No consideration was given to the fact that this is a rail yard designated for hazardous goods storage. It almost appears as if someone is trying to push this project through before the policy is in place. I sincerely hope that this is not the case and also hope that the recommendations in the “Guidelines for New Development in Proximity to Railway Operations” will not be ignored. It behoves the City of Calgary to complete this policy before any further considerations of the application to develop the land occupied by the golf course.

3) Water Management

I am alarmed to read in the “Administration Report to Calgary Planning Commission 2016 August 25 LOC2015-0102 Page 11 of 140” first paragraph: “A relaxation for the storm water volume control target has been granted...”. I was even more alarmed to learn that the proposed volume is 270% greater than what is recommended. I do not fully understand the implications of this but I do find this alarming! Currently, during heavy and/or sustained rains, the golf course land absorbs much of the rain and when it is saturated the water hazards and even the sand traps fill with water and act as small storm water collection ponds. Once this is paved over and the storm water is funneled into a significantly inadequate storm water collection pond adjacent to the rail yard, what type of flooding might we expect especially since the raised rail tracks will act as a dam preventing the water to flow over land to Nose Creek? Or even worse, will the rail tracks be undermined by this surface water increasing the risk of derailment?

In addition, there still remains concerns about:

- The lack of public schools in this area. There are no public schools in Harvest Hills and no public high school in the Northern Hills area. The closest public elementary and middle schools are in Coventry which although within walking distance would require children

to cross the very busy Country Hills Blvd. This is not currently an option as these schools are beyond capacity so all public school children must be bussed adding to traffic and pollution concerns.

- The lack of medical facilities in this area
- Strain on existing infrastructure
- Traffic congestion
- Public transportation
- Parking and secondary suites
- Loss of mature trees and wildlife habitat
- Pollution
- Adherence to architectural controls and "like to like" construction

In the "Detailed Team Review", the applicant was asked to make a large number of changes / additions to their plans. Although some of these changes were made, many were not and the excuses for not making these changes appears to be that it would affect the applicant's profitability. This sentiment is echoed by members of the CPC in the minutes of the 2016, August 25 hearing with comments such as "... imposing a needless burden on the developer." and "Would cause far more problems than first considered, including possible elimination of lots as they would be no longer functional dimensionally." Elimination of lots equaling reduced profit for the applicant. Really? I do hope that the City of Calgary does not agree that the applicant's profitability takes priority over the well-being of its' citizens and communities.

Seventeen years ago, when we chose to move into Harvest Hills, the golf course was a major factor in our decision - a golf course we could walk to, nine holes yet not par 3, suitable for all ages, affordable. We worked with an architect to design a house that made use of the golf course views. If this proposal goes through we will be looking into other peoples' back yards.

In the Municipal Development Plan (MDP), this space is described as an "open space distributed patch" and is zoned as "special recreational". The MDP describes the purpose of this type of green space as one that provides "individual well-being and community well-being". Currently, Harvest Hills is a community of dwellings built around a golf course and a storm water collection pond with one Separate (Catholic K-9) school, one small strip mall (6 bays: convenience store, liquor store, Chinese Restaurant, Beauty Salon, Tanning Salon, Take-out pizza) and a few playgrounds. Without the golf course it will be a community of significantly more dwellings with one Separate (Catholic) school, one small strip mall, 2 storm water collection pond, a few playgrounds and possibly a "shared space for the Community Association and Resident's Association within one of the proposed multi-residential sites in the plan". I fail to see how this "completes" our community or contributes to "individual well-being and community well-being". As Mr. Wright of the CPC is quoted in the August 25 hearing minutes: "Meets the MDP goals of intensification, but does fall short on other goals".

This community does not need "revitalizing" by building additional residences. Most areas of Harvest Hills are less than 20 years old. Harvest Hills Golf Course goes a long way to define the identity and character of Harvest Hills Community. I am concerned: at what point does densification become over-crowding with the accompanying social issues?

I ask that you consider my submission carefully and that you vote against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

Sylvia Coverdale

Albrecht, Linda

From: Roger @ [roguew2012@gmail.com]
Sent: Wednesday, September 21, 2016 9:55 AM
To: City Clerk
Cc: Office of the Mayor; Stevenson, Jim E.; Chu, Sean
Subject: Harvest Hills Redevelopment

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2016 SEP 21 PM 12:50
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To Whom it May Concern,

I am writing to express my concern about the proposed redevelopment of the green space in Harvest Hills, as I believe this is wrong for our community and our city.

1. The City of Calgary has already allowed the developer to bypass its rules and relating to overland water drainage and sewer capacity. This goes into our creeks and rivers which are already over capacity when we get above average amounts of rain. Why should this ever have been considered and granted?

2. Proximity of the CP Rail line could result in destruction and, worst case scenario, loss of life in the event of a tragedy similar to the Lac-Mégantic disaster, and this should not be an acceptable risk. In light of CP's previous incidents, that aspect of the developer's plan is irresponsible and even negligent.

3. Many residents of Harvest Hills do not have a favourable opinion of Cedar Glen's plans to develop and destroy what is a great community. Cedar Glen has said they never considered, nor cared about, our property values or the needs of our community. What have they done or proposed to make us consider their proposal? This feels like "bullying" to me and others. Their approach appears to be that we should just accept what they are prepared to give.

4. Destroying a beautiful golf course/green space is just not right. The wild life, trees, great views and ability to get out and enjoy some exercise will all be destroyed. Once it's destroyed and developed, there will never be a chance to change it back. More thought and time must be given to this, as Cedar Glen wants to and will cut down nearly every tree on this beautiful property, completely changing our neighbourhood forever.

5. The area is not capable of sustaining more density. We have no public schools, the Vivo Rec Center is already full to over capacity, Calgary Transit provides for getting downtown and back, but little else. The MDP calls for a complete, sustainable and walkable community, and this plan does not provide for that. The developer wants to building the equivalent of a good-sized town into an already crowded and developed area. Adding more homes/cars without other amenities simply does not make sense. Mayor Nenshi once said that green spaces, parks and recreational areas are very important in the city. This is an opportunity to show that these are more than just words and is a position the city is willing to back up with actions. Why was it fine to spend millions of dollars on a park in south Calgary that Mayor Nenshi approved, instead of using that undeveloped space for condos and apartments?

6. Some studies have been done just days before the deadlines, giving no time for a third party review by our community association

7. As a whole, I feel this is a backward approach to development. More of our population is moving out of the city than there are people moving in. This results in less people with less money to buy these properties and in turn will convert our neighbourhood into a giant rental community.

8. My family and others that purchased property and built our homes in Harvest Hills feel betrayed and lied to. We bought homes and lived here because of the golf course, green spaces (already in too short supply) and

beauty of the community. We accepted paying higher taxes because of these amenities. Now we feel cheated and betrayed by Cedar Glen and the city. The grass, weeds and trees on the property have been completely neglected. The developer has turned the golf course and outside fencing into a complete eyesore and is a real embarrassment to people that live here.

9. I find Cedar Glen's attitude of "we will proceed for profit at the cost of the residents' wishes" extremely disturbing. Is this what their company stands for? I hope the city would vote against supporting this, as by doing so it will be supporting density over the MDP vision it claims to have.

I look forward to the hearing on October 3 and trust you will take into account my wishes and those of other Calgarians who oppose this proposal.

Roger Wilk

Albrecht, Linda

From: Charles n Angela D'souza [cna_anc@yahoo.com]
Sent: Wednesday, September 21, 2016 11:47 AM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean
Cc: City Clerk
Subject: Opposition of Harvest Hills Golf Course Redevelopment

September 21st, 2016

Dear Mayor Nenshi, Councillor Jim Stevenson, Councillor Sean Chu and the rest of City Council,

RE: **Harvest Hills Golf Course Redevelopment**

I am a resident of Harvest Hills for the last 12+ years and I am opposed to the redevelopment of the Harvest Hills Golf Course. Although I do not live on the golf course, I value this green space as it adds a peaceful natural to our community and the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons (although there are many more):

1. Increased density and traffic Congestion
2. Loss of valuable green space (mature trees, natural habitat)
3. Strain on existing infrastructure in community
4. It opposes what the Health Region is trying to promote – more walk ways and greenery to maintain good health and promote general well being
5. The application DOES NOT MEET the core goals of the City's Municipal Development Plan

I ask that you consider my request carefully and that you recommend against approval of the proposed redevelopment of the green space. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Note: It would be a nice time for you to drive by Harvest Hills and take in the beauty of all the trees and think about what would happen if you allowed the destruction of this environment. Do you really think it would be good for this established community? I urge you to please think again.

Sincerely,

Angela D'Souza

30 Harvest Park Circle NE

Sent to: Mayor Naheed Nenshi, Councillor Jim Stevenson (Ward 3),

Councillor Sean Chu (Ward 4), cc'd: City Clerk

RECEIVED
2016 SEP 21 PM 12:50
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Kerri Vlaar [kerri.vlaar@gmail.com]
Sent: Wednesday, September 21, 2016 12:45 PM
To: City Clerk
Subject: Stop the Rezoning of Harvest Hills

I am a resident of Harvest Hills, and I am opposed to the redevelopment of the Harvest Hills Golf Course.

My family grew up in Winston Heights/Mountview for 15 years. It was an older community that began transitioning at a very quick pace. The last few years became increasingly unbearable due to the amount of new construction. The noise, the road closures, the dust and dirt, increased traffic and lack of parking drove us to leave the home that we brought our kids home to, and find a quieter, more settled community. We moved to Harvest Hills in September 2014, and within six months our new home is being threatened by the same old problem. We had done our homework when planning this move. We checked the zoning of the house and community and everything looked stable. I uprooted my kids, moved away from their friends, and changed their schools to find myself in the same position.

This community is already strained by population density. My daughter rides the bus for almost an hour to a school that is hundreds of kids over capacity. There are always long line ups at the bottle depot and grocery stores. These stressors are not alleviated by adding more homes and more people.

As for benefits from the redevelopment, I don't see how the residents benefit in any way. The land owner makes a profit, the developer makes a profit, and we all lose a beautiful green recreation space forever. We try to tell our kids we are preserving the planet on their behalf, but at the first opportunity to make a few bucks we start making plans to eliminate it.

This redevelopment plan is not a benefit to my community, and it does not look good on the City of Calgary as a whole to support a development company over it's citizens. There are plenty of other lands to develop.

Sincerely,

Kerri Vlaar

109 Harvest Grove Pl NE

RECEIVED
2016 SEP 21 PM 2:40
THE CITY OF CALGARY
CITY CLERKS

Calgary, AB T3K 5C4

(403) 9990-7699

Albrecht, Linda

From: Brian Petovello [bpetovello@shaw.ca]
Sent: Wednesday, September 21, 2016 1:09 PM
To: City Clerk
Cc: Chabot, Andre; Pincott, Brian; Colley-Urquhart, Diane; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Stevenson, Jim E.; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Pootmans, Richard; Chu, Sean; Keating, Shane; Sutherland, Ward; Office of the Mayor; Nkemdirim, Chima
Subject: Harvest Hills Golf Course Redevelopment Application LOC2015-0102
Attachments: Letter 20160920(B).pdf

Dear Madam or Sir:

The attached letter regarding the above Application is respectfully submitted for your review and consideration.

Regards,

Brian Petovello

RECEIVED
2016 SEP 21 PM 2:40
THE CITY OF CALGARY
CITY CLERK'S

September 20, 2016

The City Clerk
City Hall
Calgary, Alberta

RECEIVED
2016 SEP 21 PM 2:40
THE CITY OF CALGARY
CITY CLERK'S

Dear Madam or Sir:

Re: Harvest Hills Golf Course Redevelopment Application LOC2015-0102

I am currently a resident of The Hamptons in Northwest Calgary and I strongly oppose the application, as amended, by QuantumPlace on behalf of Cedarglen Homes (the "Applicants") to redevelop the Harvest Hills Golf Course.

Based on my understanding and belief, the redevelopment: eliminates 68 acres of greenspace including a public golf course but offers nothing in return such as a neighborhood recreational facility; will increase the dwelling count of Harvest Hills by 28% with a commensurate increase in vehicle traffic yet Calgary Transit has no plans to increase either the routing or frequency of current public transit routes in the community; does not add amenities or infrastructure and will not improve access to schools, retail or medical facilities desperately need in the Harvest Hills community; does nothing to mitigate the risks associated with the transport and temporary storage of hazardous and potentially fatal chemicals on the rail siding less than 90 metres from proposed new residences; will in all likelihood decrease property values in the Harvest Hills community; is heavily biased in favor of the Applicants' profitability rather than what will be best for the long term viability of the Harvest Hills community; does nothing to encourage neighbourhood focussed living; and is not aligned with the goals of the MDP as they apply to the Harvest Hills community.

Based on my further understanding and belief the Applicants have, amongst other things, refused or neglected to: adequately involve the Harvest Hill residents at all times throughout the application process; provide the Harvest Hills residents with adequate time to review all reports and other documentation pertaining to this application and respond accordingly; fully consider, let alone address, several of the City's and community's concerns in the final version of the application to go before City Council; and keep the Harvest Hills golf course open or maintain the property in good condition respectable esthetic levels during the application process.

Our civic leaders are expected to enforce our MDP consistent with its stated goals for the benefit of its citizens. This application is woefully deficient in meeting any meaningful MDP goals and should therefore be denied in all respects.

Respectfully

Name: Brian Petovello

Address: 4580 Hamptons Way NW, Calgary, AB T3A 6B6

Signature: 

cc: Mayor Naheed Nenshi, Chief of Staff Chima Nkemdirim, Councillor Ward Sutherland, Councillor Joe Magliocca, Councillor Jim Stevenson, Councillor Sean Chu, Councillor Ray Jones, Councillor Richard Pootmans, Councillor Druh Farrell, Councillor Evan Woolley, Councillor Gian-Carlo Carra, Councillor Andre Chabot, Councillor Brian Pincott, Councillor Shane Keating, Councillor Diane Colley-Urquhart, Councillor Peter Demong

Albrecht, Linda

From: Freda Montague [bfmonty@telus.net]
Sent: Wednesday, September 21, 2016 2:07 PM
To: City Clerk
Cc: Office of the Mayor; jimstevenson@calgary.ca; Chu, Sean; Pincott, Brian; Farrell, Druh; Sutherland, Ward; Demong, Peter; Pootmans, Richard; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Executive Assistant - Ward 5; Nkemdirim, Chima; Woolley, Evan V.; Chabot, Andre; Colley-Urquhart, Diane; Gondek, Jyoti; Friesen, Colin; Cope, Ian; Kimberley.holberton@calgary.ca; Foht, Melvin; Morrow, Gregory; Wright, Roy; Tita, Matthias; Logan, Malcolm; Joe Laratta
Subject: NO to Proposed Redevelopment of the Harvest Hills Golf Course

Dear City Council Members,

We are seniors residing in the community of Harvest Hills. We have resided here for almost twenty years now and our home backs onto the golf course which was one of our main reasons for locating here.

That green space has been the source of much serenity and peaceful enjoyment for us as over the years as we watched the landscape change with the seasons, the trees mature, and followed the activity of wildlife as well as the golfers enjoying the amenity. Now we are threatened with losing all of this in the interest of monetary profit and we are strongly opposing the rezoning and redevelopment proposal.

We are very concerned about the impact the loss of this green space replaced with the high density housing development being proposed will impact us and the community as a whole. Our quality of life is at stake here for all of us. If this rezoning moves forward, Harvest Hills will become one of the most densely populated neighbourhoods in the entire City of Calgary. As well as the many other valid issues which have been raised against the proposed plan, we are very concerned that the City is moving away from their Action Plan Summary 2015-2018 where "recreational opportunities were key priorities because of their contribution to citizens' overall quality of life".

Councillors, please take responsibility and say **NO** to this retrofitting rezoning proposal. Please imagine how your environment would change if you were living in this community and faced with the situation. Lastly, do remember that 2017 is an election year!

Thank you,

Freda & Blaine Montague

RECEIVED
2016 SEP 21 PM 3:07
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Ed Wahl [wahl@shaw.ca]
Sent: Wednesday, September 21, 2016 2:20 PM
To: City Clerk
Subject: Harvest Hills Bylaw 260D2016
Attachments: Harvest Hills Golf Course Submission to City Council.docx

Please find attached a submission for Agenda of Council regarding the application for rezoning of the Harvest Hills Golf Course which will be heard by City Council on Monday Oct 3rd. I would also like to address council on that date.

Thank you

Ed Wahl
Ph 403-606-4982

RECEIVED
2016 SEP 21 PM 3:07
THE CITY OF CALGARY
CITY CLERK'S

September 18, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, Ab, T2P2M5

RECEIVED
2016 SEP 21 PM 3:07
THE CITY OF CALGARY
CITY CLERK'S

To: Calgary City Council

Re: Harvest Hills Bylaw 260D2016 – Golf Course Rezoning Application

By way of introduction, I am a resident of Harvest Hills, a past president of Triwood Community Association and a past chairman of the Nose Hill Park Management Committee. I have served on the FCC Urban Planning Committee, and was a participant in the Imagine Calgary process. I am currently serving on the Northern Hills Community Association Planning and Development committee and recently participated on the Quantum Place Community Advisory Group formed to gather community input to the Harvest Hills Golf Course development. My comments here are based on these experiences but not intended to represent the position of the community association on this issue.

I am opposed to the proposed development of the golf course. I do support the Municipal Development Plan but I do not believe that this development meets the guiding principles laid out in the MDP for development nor does it satisfy the intended goals of the policy. It is not located within walking distance of a present or future rapid transit line. The community does not have a surplus of amenities – schools, health facilities, recreational infrastructure, public facilities or transit – all referenced by the MDP as key to redevelopment for densification. There are hundreds of development opportunities in the city such as inner city strip malls, substandard housing, transit corridors, and the West Village that are calling for redevelopment and that meet the criteria of the MDP without a negative impact on an existing community.

The site proposed for development is a popular recreation space in a city with too few recreation spaces. It has a significant mature tree canopy in a section of the city lacking trees. The nearby rail line, and especially the CP Rail shunting station, is problematic and not adequately addressed in the application. The development will lead to parking and transportation problems for existing and new residents alike. The site has extreme grading and water runoff issues. Site grading and enormous quantities of required fill will destroy all existing trees and cause surface drainage issues for existing residences. The proposed development also contains no neighbourhood activity center which could provide employment or services for residents.

Most importantly, the site is currently zoned Special Recreational and I believe land zoning should have meaning. The original Area Structure Plan for Harvest Hills designated this space as recreational and considered a delicate balance of amenities and open space for the Harvest Hills community. In place of additional parks, baseball fields, soccer fields and school yards, the golf course was created and approved in the original ASP to achieve this balance. Developing the land would drastically (and negatively) impact the community by removing the one amenity

that makes Harvest Hills what it is today. When a community builds up around land zoned recreational, it should have a right to expect that zoning will be retained. Green spaces and recreational areas are integral to the quality of life enjoyed by citizens of Calgary and the development of this area will be a major loss to the Northern Hills communities and to the city as a whole.

The existing golf course is a frequently used recreational space for both nearby residents and citizens across Calgary. It is a profitable enterprise and only the possibility of rezoning makes the land value so high as to entice the landowner to sell for even greater profits. Retaining the existing zoning would set a standard for recreation zoned lands and help ensure a viable golf course remain on the site.

The development also makes no effort to provide a community amenity to serve residents of the surrounding area. A reasonable space for the Northern Hills Community Association could easily be provided in the high density portion of the development. This would go a long way to demonstrate sensitivity to the existing community.

I am definitely not in favour of the development for these and a number of other reasons. However, if City Council, in their wisdom, does not agree with an outright rejection of the application and the retention of the existing Special Recreational zoning, I would request that they insist on the following changes to the proposal in order to mitigate the adverse effects of the proposed development on the community. These changes are relatively minor and would result in significant benefits including the partial retention of a significant number of mature trees and additional usable green space.

1. Density and Park Space

The development attempts to squeeze too many units into the available space. In order to preserve greenspace buffers and add functional park spaces the number of units should be reduced from the proposed 716 units in the application. This can be easily achieved through a reduction of the number of villas in the south east part of the development and the removal of the five proposed single family homes on Harvest Hills Drive along with a slight relocation of the proposed storm pond. A reduction of only 20 units would make a significant difference to the impact of the development on the community by allowing the retention of two additional park spaces.

The applicant claims 27% of the area of the development is park space but most of this space is in the form of buffers for existing houses (which are important) and part of proposed homeowner association lands. However, these areas are not conducive to public use and enjoyment. Area A on the attached map is the only functional park space included in the application. The only amenities proposed for this area are tennis courts (sorely needed in the area) and a tot lot located adjacent to a major road. It is apparent that this space is situated mainly to serve the future residents of the proposed multi-story development. Additional functional park spaces should be mandated in Areas B and C as shown on the attached map. Area B is the area near the existing golf clubhouse and an ideal location for the proposed tot lot and a picnic area. Removing the five single family homes planned for Harvest Hills

Drive at this location would open up a green space to the community and retain at least 50 mature trees which would otherwise be lost. In addition, a portion of the existing parking lot could be retained to alleviate on-street parking.

Similarly, Area C is the greenspace also fronting Harvest Hills Drive in the south-east of the development and is surrounded by senior's villa complexes. This area contains a total of 44 large mature trees that could be preserved. The proposed road and villa complex planned for this area will require massive amounts of fill to raise the ground level, destroying all the trees in this area. An intersection onto busy Harvest Hills Drive at this location is also problematic. Moving the proposed villas and storm pond locations as proposed on the attached map would preserve this as a green space which could provide recreation opportunities for nearby seniors and others in the community (i.e., retain the existing putting green as a legacy of the golf course, bocce ball, community gardens, etc.).

The density of the proposed development could easily be reduced to accommodate these two additional park spaces by eliminating approximately 20 of the 716 proposed units. The open parks fronting on Harvest Hills Drive would help retain some of the current character of the neighbourhood. Retention of mature trees is important and clearly not a priority of the applicant who has repeatedly refused to commit to doing so. Leaving these two park areas undeveloped would ensure at least a number of trees in these areas would be saved. Accessing the proposed villa development from the new street rather than Harvest Hills Drive would reduce traffic through the community. Moving the storm water pond to the southeast corner of the property would also help reduce exposure of the development to the rail line.

In summary, the development of the Harvest Hills Golf Course is not aligned with the city's MDP, is not supported by the residents of Northern Hills and is not in the best interests of the City of Calgary. The golf course is a viable enterprise and should be retained to serve the citizens of Calgary for years to come. If the development is indeed recommended for approval, it should be only under the condition that additional usable park spaces, along with the retention of their mature trees, be included in the project.

Sincerely,

Ed Wahl

c.c. Jim Stevenson, Councilor, Ward 3

Albrecht, Linda

From: L F [lauriefield@shaw.ca]
Sent: Wednesday, September 21, 2016 2:30 PM
To: Stevenson, Jim E.
Cc: Office of the Mayor; City Clerk; Chu, Sean
Subject: Harvest Hills Golf Course Redevelopment
Attachments: HHGC Sept 20-16.pdf

Hello Councillor Stevenson,

Attached hereto is a letter concerning the Harvest Hills Golf Course Redevelopment.

Thank you very much,
Laurie Field

RECEIVED
2016 SEP 21 PM 3:07
THE CITY OF CALGARY
CITY CLERKS

Laurie Field
256 Harvest Grove Place NE
Calgary, AB T3K 5B3
lauriefield@shaw.ca

RECEIVED
2016 SEP 21 PM 3:07
THE CITY OF CALGARY
CITY CLERK'S

September 20, 2016

Via email: jim.stevenson@calgary.ca

Councillor Jim Stevenson, Ward #3
The City of Calgary
Office of the Councillors
800 Macleod Tr. SE.
Calgary, Alberta T2P 2M5

Dear Councillor Stevenson:

RE: Harvest Hills Golf Course Redevelopment

I am a resident of Harvest Hills in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I moved to this community in November 2013 as it was a fully-developed community with a golf course and a small stormwater wet pond and it has great community character. Whether or not I play golf myself, I value this green space as it adds a peaceful natural area to my well-established community. I left a high-density complex in a crowded development to live in a mature, well-established neighbourhood with a beautiful recreation area. After much research, I chose Harvest Hills as it is a smaller subdivision than many in Calgary and all the residents care about their property. Now we are being told by Cedarglen that they are going to build multi- and high-density housing on this land and it will be a great addition to Harvest Hills. The residents of Harvest Hills and the surrounding Northern Hills communities do not agree with their ideas. This development has absolutely nothing to add to the community and the Northern Hills area.

Northern Hills Community Association has worked tirelessly for the citizens of the Northern Hills of Calgary. The letter and submission of July 22, 2016 to Jessica Siriphokham, Planning, Development & Assessment has identified everything and anything that I could possibly say here. I will, however, identify how I feel as a resident of Harvest Hills and what has transpired in the quest to re-zone the Harvest Hills Golf Course.

I am opposed to the proposed redevelopment plan for the following reasons.

1. The re-submitted application does not meet the core goals of the City's Municipal Development Plan. A complete, sustainable and walkable community is not in Quantum's proposal.

2. This designated recreation space is important to every citizen of Calgary and I do not want to live in a city where every available space is developed for housing. I am aware that golf is the sport most widely played by adults in Canada and it is important to keep public access to recreation for the health and welfare of Calgarians. This small 9-hole golf course is used extensively and is a course where young people can learn to play the game of golf and keep themselves physically active. Golf is not in decline – an opportunistic developer is indicating that for economic benefits to the builder. I am concerned about the additional strain of more people on our already limited recreation facilities even while one major recreation area is being removed.
3. I am concerned about the railway track switching yard and dangerous goods route as I believe housing close to this area presents potential danger to the community. To my knowledge, the following chemicals are shipped through that dangerous goods corridor: acids, benzene, propylene, propane, butane, anhydrous ammonia, oils, distillates, jet fuel and chlorine. All of these could cause great harm if there was an incident and many of them are too dangerous to be shipped on our highways for this reason. I believe that having the golf course as a buffer zone is beneficial to the community. The developer has proposed to build many units between the tracks and existing homes. I hesitated to purchase my home in 2013 as I thought it could possibly be too close to the tracks, but the golf course provided a buffer. Now, the proposal identifies eight to 10 lots between my home and the tracks. This summer the City advised that it did not think new building should occur close to tracks as in the past. Another Megantic needs to be avoided and this can happen through good planning.
4. The only elementary school (Calgary Catholic school) in Harvest Hills and the only high school in the Northern Hills area (Calgary Catholic as well) are already at capacity. There is no public elementary school in Harvest Hills nor will one be built. It would be more beneficial for development to take place in communities that have schools or are on the list to have them constructed with room for more students.
5. I am concerned about the additional strain of more people on the limited medical clinics and doctors in the area. There is no emergency medical facility in this area. As well, there will be additional time required by our police and fire emergency services.
6. I am concerned about the additional strain of more people on the roadways in our area as there is already congestion during rush hour, particularly during the winter, and around the only shopping area in the community. More traffic only adds to the problem on all the major arteries. I drive these roads daily to work downtown and can attest to the congestion.
7. I am concerned about the lack of connection to the LRT system and our transit being overloaded at present. The plan allows for more bus stops, but there is no new service planned. I am aware that many Airdrie residents drive to our bus lines and park in the parking lots, taking up space for Calgary residents. During rush hour, it can be a lengthy wait to find a bus with space. Transit is focused on getting people to downtown and back – there is no reasonable transit to Northern Hills Centre.
8. I am concerned that the same architectural controls for our community will not be adhered to in the new housing.
9. I am concerned that the mature established trees in this fully developed community will be cut down for the development and replaced with immature small trees. The City values trees and the retention of trees needs to be considered before approving rezoning.

10. I am concerned with the loss of the wildlife habitat currently on the golf course. The studies were done during the winter and did not indicate all the wildlife that is on the golf course.
11. I am concerned with the overland water drainage and sewer capacity. The City has already relaxed its rules for the developer.
12. Some studies were only provided days before deadline so there was no time for third party review.
13. There is no community gathering amenity nor is there a community association space on the plan.

I am concerned about the loss of green space in a city which is renowned for its green space and I do not want to live in an urban jungle. The green space needs to be retained. In the November 12, 2014 Calgary Herald, it was stated that the parks were to get \$75M to build and enhance green spaces. We are spending money to build and enhance green spaces and this development will be taking away green space? This hardly seems like a positive approach to make Calgary even more beautiful. If it does go ahead, the design would need to be entirely re-designed with less housing (especially less high density), more parks, walking paths, green buffer zones, mature vegetation retained, community buildings, gathering spaces, restaurants/coffee shops/day care and more consideration for the people who live in Harvest Hills. Otherwise, the development will be crowded, cramped, devoid of character, lack mature trees and privacy will be lost by all. It seems to me that density is the goal at City Hall and not MDP vision. MDP does not fit this area and cannot be applied – there are no amenities.

I also noted that the response from Quantum Developments to the City's last requests included many areas where Quantum was not prepared to do what the City had requested. I am confused that a proposal can be sent to Council when the developer has not met the recommendations that the City has requested. This is very disturbing that a developer appears to have more power than the City.

I have chosen to live in a suburban community in order to participate in a lifestyle which includes walking outside, children playing outside, recreation areas, community facilities, a neighbourhood coffee shop and restaurant as well as space in which to have a backyard.

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community or improving the community and I believe it will detract from the City of Calgary as a whole.

Sincerely,



Laurie Field

cc: Mayor Naheed Nenshi – themayor@calgary.ca
City Clerk – cityclerk@calgary.ca
Councillor Sean Chu (Ward 4) – sean.chu@calgary.ca

Albrecht, Linda

From: Bob Deaver [ptk1@telus.net]
Sent: Wednesday, September 21, 2016 3:41 PM
To: City Clerk
Cc: Office of the Mayor; Stevenson, Jim E.; Chu, Sean
Subject: Harvest Hills Redevelopment Vote
Attachments: City 160921.pdf

Attached is our Submission with respect to the upcoming vote on the Redevelopment of the Harvest Hills Golf Course.

Regards

Bob Deaver
403-226-0203

RECEIVED
2016 SEP 21 PM 4:04
THE CITY OF CALGARY
CITY CLERK'S

September 19, 2016

The City Clerk

City Hall

Calgary, Alberta T2P 2M0

RECEIVED
2016 SEP 21 PM 4:04
THE CITY OF CALGARY
CITY CLERK'S

Dear Sir or Madam:

RE: **Amended Outline Plan for Application LOC2015-0102**

(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)

We are residents of Harvest Hills in Calgary and are opposed to the redevelopment of the Harvest Hills Golf Course. We value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, we are not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

We are opposed to the proposed redevelopment plan for the following reasons:

- ★ This application **does not meet** the core goals of the City's Municipal Development Plan.
- ★ This is a development that appeals **ONLY** to the concept of densification and does neither support nor further any of the other goals of the MDP - it does not enhance the livability, character, or vitality of the Harvest Hills Community, nor the Northern Hills Community as a whole. It is densification at the expense of the quality, safety, vibrancy, enhancement, and completeness of the existing neighbourhood at the expense of the existing and future residents.
- ★ Loss of Green Space
- ★ Loss of Recreational Amenity
- ★ Destruction of existing Mature Trees
- ★ Increased Traffic Congestion for all communities
- ★ Impact on Schools and existing recreational facilities (i.e. VIVO)
- ★ Strain on existing infrastructure, Fire Response, Medical Facilities

- ★ The MDP states that a community should be Sustainable and **Walkable** - This proposal does not meet that requirement.
- ★ Harvest Hills is not a community that is in **decline** or **neglect** and therefore not in need of revitalization. The MDP stresses that proposed developments that fall within the MDP should be of benefit to both **existing** and **future** residents of these communities.
- ★ Density appears to be the City of Calgary's main goal which trumps the MDP. Why was the **MDP passed** in the first place if it is not being followed?

We ask that you consider our submission carefully and that you vote against this proposed land use development. We do not consider this redevelopment to be a benefit to our community and believe it will detract from the City of Calgary as a whole.

Sincerely,



Robert and Audrey Deaver
Ptk1@telus.net



220 Harvest Lake Green NE, Calgary AB
403-226-0203

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

Albrecht, Linda

From: Mary Petovello [mlpetovello@shaw.ca]
Sent: Wednesday, September 21, 2016 5:54 PM
To: City Clerk
Cc: Chabot, Andre; Pincott, Brian; Colley-Urquhart, Diane; Farrell, Druh; Woolley, Evan V.; Carra, Gian-Carlo S.; Stevenson, Jim E.; Magliocca, Joe; Demong, Peter; Executive Assistant - Ward 5; Pootmans, Richard; Chu, Sean; Keating, Shane; Sutherland, Ward; Office of the Mayor; Nkemdirim, Chima
Subject: Harvest Hills Golf Course Redevelopment Application LOC2015-0102
Attachments: Letter 20160920(M).pdf

Dear Madam or Sir:

The attached letter regarding the above Application is respectfully submitted for your review and consideration.

Regards,

Mary Petovello

RECEIVED
2016 SEP 22 AM 7:48
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 SEP 22 AM 7:49

THE CITY OF CALGARY
CITY CLERK'S

September 20, 2016

The City Clerk
City Hall
Calgary, Alberta

Dear Madam or Sir:

Re: Harvest Hills Golf Course Redevelopment Application LOC2015-0102

I am currently a resident of The Hamptons in Northwest Calgary and I strongly oppose the application, as amended, by QuantumPlace on behalf of Cedarglen Homes (the "Applicants") to redevelop the Harvest Hills Golf Course.

Based on my understanding and belief, the redevelopment: eliminates 68 acres of greenspace including a public golf course but offers nothing in return such as a neighborhood recreational facility; will increase the dwelling count of Harvest Hills by 28% with a commensurate increase in vehicle traffic yet Calgary Transit has no plans to increase either the routing or frequency of current public transit routes in the community; does not add amenities or infrastructure and will not improve access to schools, retail or medical facilities desperately need in the Harvest Hills community; does nothing to mitigate the risks associated with the transport and temporary storage of hazardous and potentially fatal chemicals on the rail siding less than 90 metres from proposed new residences; will in all likelihood decrease property values in the Harvest Hills community; is heavily biased in favor of the Applicants' profitability rather than what will be best for the long term viability of the Harvest Hills community; does nothing to encourage neighbourhood focussed living; and is not aligned with the goals of the MDP as they apply to the Harvest Hills community.

Based on my further understanding and belief the Applicants have, amongst other things, refused or neglected to: adequately involve the Harvest Hill residents at all times throughout the application process; provide the Harvest Hills residents with adequate time to review all reports and other documentation pertaining to this application and respond accordingly; fully consider, let alone address, several of the City's and community's concerns in the final version of the application to go before City Council; and keep the Harvest Hills golf course open or maintain the property in good condition respectable esthetic levels during the application process.

Our civic leaders are expected to enforce our MDP consistent with its stated goals for the benefit of its citizens. This application is woefully deficient in meeting any meaningful MDP goals and should therefore be denied in all respects.

Respectfully

Name: Mary Petovello

Address: 4580 Hamptons Way NW, Calgary, AB T3A 6B6

Signature: 

cc: Mayor Naheed Nenshi, Chief of Staff Chima Nkemdirim, Councillor Ward Sutherland, Councillor Joe Magliocca, Councillor Jim Stevenson, Councillor Sean Chu, Councillor Ray Jones, Councillor Richard Pootmans, Councillor Druh Farrell, Councillor Evan Woolley, Councillor Gian-Carlo Carra, Councillor Andre Chabot, Councillor Brian Pincott, Councillor Shane Keating, Councillor Diane Colley-Urquhart, Councillor Peter Demong

Albrecht, Linda

From: CAL AND NIKKI AT HOME [nikkiveness@shaw.ca]
Sent: Wednesday, September 21, 2016 7:49 PM
To: City Clerk
Subject: October 3rd Vote on Harvest Hills Land Re-Designation
Attachments: Letter to Councillors for Oct 3 Vote.docx

Please see attached letter and distribute to all councillors and the mayor. I expect all of them to read the letter, not just Jim Stevenson...because all of them will be voting on our issue.

Thank You Very Much!

Nikki Veness
138 Harvest Creek Close NE
Calgary 403-437-8839

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2016 SEP 22 AM 7:48
THE CITY OF CALGARY
CITY CLERKS

Sept 20, 2016

In Reference to the October 3rd Vote on Harvest Hills Land Re-Designation:

(I would like my letter to be read by every councillor as they will all be voting)

When Harvest Hills was developed the City told the developer "you can't just build a community without a recreational facility", so the golf course was built and the land designated "special recreational". Now the City is going to vote "YES" or "NO" to re-designate the land to residential? What happened to the statement our Mayor recently made. **"Great Public Recreation Spaces Create Strong, Healthy and Happy Communities"**

We live on the 2nd hole of Harvest Hills Golf Course. We saw 200+ people on the golf course daily, that equates to 1400 per week/ 5600 per month....seniors, juniors, adults, families, and young couples on the golf course from 7am to 10pm, and often we'd see people on the second hole trying to cram in a round when the sun was almost down. All of these people are out getting 2 hours of exercise, engaging in a sport.....NOT sitting at home in front computers, iPhones, video games, or TV's, and NOT hanging out on the streets causing trouble. My estimation of 1400 per week/ 5600 per month is conservative as I am only basing my numbers on 2 golfers every 8 minutes, where it is more often 3 or 4 golfers every 8 minutes.

Quantum is proposing tennis courts. Do you think we'll see 1400 people playing tennis in one week? Quantum made a statement in one of their responses that people will be able to play tennis at no cost, but they had to pay to golf. 5600 people per month pay to golf because they want to golf.

Harvest Hills Golf Course was a very affordable golf course for families, a great place to teach kids to golf, a safe place for teenagers to participate in a recreational sport. How could the City possibly vote "yes" to re-designate the land to residential. We will then have approximately 2500 to 3000 additional residents in Harvest Hills....without a recreational amenity. South Calgary has numerous recreational facilities,lakes, brand new soccer fields, golf courses, and recreational complexes. We have a large piece of recreational land and it appears that it is going to be taken away from us, which is absolutely deplorable.

I certainly hope that Mayor Nenshi's statement was not only intended for Shouldice because **recreation also matters in Harvest Harvest Hills!**

Nikki Veness
138 Harvest Creek Close NE
Calgary 403-437-8839

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THE CITY OF CALGARY
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Albrecht, Linda

From: brad no last name [pullbuoy@hotmail.com]
Sent: Wednesday, September 21, 2016 8:14 PM
To: City Clerk
Subject: Oct 3/16 Council Hearing
Attachments: Submission to City Counsel Regarding the Public Hearing on Oct 3.doc

Please accept this email and attachment with regard to the above hearing before Council.

Brad Tomlinson

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Submission to Calgary City Council

-Regarding the Public Hearing on Oct 3/16, in regard to the proposed amendments to the Land Use Designation, application by Quantum Place Developments, of the Harvest Hills Golf Course.

I own an adjacent property. I am opposed to any changes to the current Land Use Designation for the following reasons:

The Municipal Development Plan (MDP) 2.2.and 2.4 references wanting vitality and character in local communities. Removing our golf course takes away from vitality and character. Complete communities have green space and recreational opportunities and this proposed application will take those away.

The MDP 2.2.5 references wanting densification in communities that have good existing infrastructure and transit options. Our community still lacks needed infrastructure. There was a high school and an urgent care center promised years ago which we still do not have. I am aware that some area residents go to the urgent care center in Airdrie as we have a lack of proper healthcare services in the area. More residents will only make the problem worse. As for transit, we still have signs in the community that say “ future bus stop “ and this community is 15 plus years old. Harvest Hills is also one of the farthest outlying communities with no obvious place for a park and ride and no c-train service. If you are going to densify then do it in inner city communities where there are already good transit, c-train service and infrastructure. If this application is approved it would make Harvest Hills one of the most densely populated areas of the city without adequate transportation and infrastructure.

The MDP 2.3.2 references community engagement in planning to address local character and community needs. The community has certainly been engaged in that there are signs opposing the redevelopment all over the community. The local community association (Northern Hills Community Association) which represents over 50,000 people and a grass roots opposition group, called Calgarians For Responsible Development, both oppose the redevelopment. I would strongly suggest that meaningful engagement by the applicant, with the community, has been lacking and never occurred in any meaningful way.

The MDP 2.3.4 states communities should have open spaces and outdoor recreational opportunities. This application would take away those very things.

The MDP 2.6 references valuing green spaces and maintaining the urban forest. This application will dramatically damage both these areas.

MDP 3.5 references respecting the scale and character of the neighbourhood. The idea is that like should be near like in terms of housing. The applicant proposes to put two story town homes beside the ones I live in which are one story. There are other examples of the

applicant not being interested in concerns about respecting the scale and character of the neighbourhood, which is contrary to the MDP.

Unfortunately, the applicant has failed to work with concerns brought forward by the community and the Calgary Planning Commission. Community needs and feedback have not been addressed in any meaningful fashion. I would note that the Planning Department's initial presentation to the Calgary Planning Commission was re-scheduled. I gather this was so that comments about the applicant's failure to address requests, by the City and residents, to improve the plan could be downplayed or eliminated from the original presentation. I understand that an Ethics complaint has been filed regarding this matter.

MDP 4.4 – The applicant has failed to adequately demonstrate, through a shadow plan, that the community can accommodate additional housing to achieve an intensity of 70 people and jobs per gross developable hectare as is required by the MDP.

I would also suggest that the process has been flawed. The basic principles of natural justice and due process have not been followed. Firstly, the application should be put on hold prior to the Ethics complaint being resolved. The reason for this is that one remedy might be to require the City Administration to re-present a more balanced overview to the Planning Commission. In regard to the public hearing, with City Council, to allocate a mere 5 minutes to homeowners, who are losing thousands of dollars in property value, not to mention quality of life, is insulting and dismissive. Five minutes is not adequate time to make a proper argument and for individuals to ensure they have fair and transparent due process.

I would like to make some comments about the state of our City and its representative democracy as it relates to this application. I would like to think that in our democracy City Council is there to represent individual citizens and respond to residents concerns. The entire community of Harvest Hills is opposed to this re-development. I do not know a single resident who wants to lose the golf course. I bought in Harvest Hills in 2014 because it was a golf course community and offered me certain amenities and a certain lifestyle. I am a few years from retirement. I had hoped to walk down the street with my golf clubs and enjoy some recreation in my community without having to drive. This proposal will take that away from all the residents who intentionally bought in a golf course community.

We the voters of this community deserve to have our voices heard and wishes respected by Council. The applicant, Quantum Place Developments/Cedarglen Homes, is a corporation which does not vote and does not live in the community. They therefore do not deserve to have their interests, to make money, take precedence over the needs and wants of the community.

I expect the representatives of the people to actually represent the people. I promise that I will work diligently during the next election to unseat any member of City Council who votes in favour of a corporation rather than the community. The Mayor is on record

saying that ' great public recreation spaces create strong and healthy and happy communities '. Well, Mr. Mayor what about Harvest Hills.

It's high time we had a discussion about the broader community, the kind and quality of life that we want in this city. Just because the Planning Commission says that the applications meets the minimum standards set out and that there are no grievous technical reasons to oppose the application does not mean it should be approved. The Calgary Planning Commission is nothing but a rubber stamp process. Of more than 100 recent applications the Commission has only rejected only two. They appear to represent builders and developers, not citizens.

I would like to think we live in a city where the quality of life of residents is the priority and not making money for some corporation that wants to come in to a vibrant community and ruin the quality of life. How does Council expect new home buyers to choose to pay a premium to move in to other golf course communities and know that their investment and lifestyles are safe. Harvest Hills is not some inner city community where someone built a golf course 75 years ago and one might expect significant community change to have occurred. This community is only 15-20 years old. People should feel safe buying in newer communities and be insulated from this kind of change for a reasonable period of time. There are no compelling financial reasons for this change. I understand the golf course was turning a profit. This application is not about what is good for the community or the city. This is about a developer making a quick buck at the expense of the community, which I find deplorable.

There are other communities being similarly impacted and this must stop. Our quality of life in the city has steadily eroded since I moved here in 1974 and this must stop. The rights of homeowners, community members and citizens must take precedence over corporate greed.

Sincerely,

Brad Tomlinson

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2016 SEP 22 AM 7:48
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: Ross Matchett [rossmatchett@telus.net]
Sent: Wednesday, September 21, 2016 8:17 PM
To: City Clerk
Subject: Rezoning Harvest Hills Golf Course
Attachments: City Clerk.docx

Please see attached my concerns regarding the rezoning of Harvest Hills Golf Course

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2016 SEP 22 AM 7:47
THE CITY OF CALGARY
CITY CLERK'S

City Clerk, Mayor and Council

Harvest Hills Golf Course Rezoning

I have been a resident of Harvest Hills since June of 1990 and one of the attractions of moving to the area was having a local golf course. Harvest Hills was promoted as a golf course community from the outset and people have enjoyed having it. Those that do not golf have enjoyed the well kept, park like setting. It has been the best kept green space in the area. Other green spaces that the City has been responsible to keep have been weed infested and have often been more yellow than green. This includes the small parks and boulevards so it has been refreshing to have such a well kept area in our community.

Harvest Hills has never had the minimum necessary amenities. We have had to send our kids to schools outside of our community. After 26 years we still do not have a public elementary or high school while we have seen schools built in areas developed well after our community. We have had to rely on amenities in Country Hills that are pretty much to capacity. Try getting into Tim Horton's in the mornings or try to find a parking spot around Shoppers. Vevo is at capacity. I was quite surprised to hear that city representatives at the recent open house did not know the demographics of Harvest Hills.

Traffic lights were installed on a hill at Country Hills Blvd and 14 St NE. Eastbound traffic cannot get up the hill on winter days unless you have a 4 X 4 and west bound cars have difficult stopping. Adding another 1000 or more vehicles in a congested area is going to be a nightmare. There is also much more traffic with the ongoing industrial development that is destroying heritage trails.

There is very little choice for public transit in Harvest Hills. Bussing to the city core is maxed. Busses are packed with standing room only.

There are signs on lawns on every block to stop the redevelopment of Harvest Hills. The residents do not want this. The additional traffic and strain on already maxed amenities is unacceptable. All the additional school aged children will have to be bussed out of the area.

And then there is the ethical question. Homeowners bought in good faith to live in a golf course community. Property values will be affected especially for those who will have a condo to look at instead of a golf course. I understand there cannot be any compensation for loss in property values. It is the old "bait and switch" tactic. I expect a higher standard for the City Mayor and Council. The fact that hearings were scheduled for the holiday season of July and August make me skeptical. This is little too convenient to reduce the number of resident attendees.

With all of the aforementioned issues the city planners have recommended the rezoning application be approved. This is the same group of planners that knew for 20 years that Barlow Trail was going to be closed between McKnight and the airport yet did nothing to provide an alternate route. Development was allowed to take place in the northeast before proper access was in place. Not only was Barlow Trail closed but construction started on McKnight, 36th St was closed, construction all along Country Hills Blvd in the NE, Metis trail was funnelled into 2 lanes and traffic lights put part way up a hill. Not a lot of foresight there.

I understand that the sale of the property was a private deal between the owners of the golf course and the developer and there are certain limitations to what the City can do. I was told by a City

representative that there was nothing that could be done because it was a private deal. I do not accept this. The area in question is zoned Special Recreational. The application to the city is to rezone it to residential. There is something that can be done and that is to decline the application.

I would ask Council to give this rezoning application serious consideration. If Council has the time to review secondary suites one by one perhaps they could take the appropriate time to give serious thought to our issues as a community. Our need is not for more residents. It is my hope that developers do not get favoured treatment over concerned residents.

Regards
Ross Matchett

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2016 SEP 22 AM 7:47
THE CITY OF CALGARY
CITY CLERK'S

From: dancers2@live.ca on behalf of Gerri Myles [gerrifm@telus.net]
Sent: Wednesday, September 21, 2016 9:36 PM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; City Clerk
Subject: Redesignation of Harvest Hills Golf Course

Good morning. I am totally against the rezoning and redevelopment of the Harvest Hills Golf course lands. There are many issues here. This does not align with the MDP for this area. Here are some of the reasons:

- 1. No amenities or infrastructure for an additional 1,000 to 3,000 people.*
- 2. No walkable public schools for the current students to attend - not to mention an influx of a whole subdivision.*
- 3. Not enough health services, retail, or infrastructure.*
- 4. No community gathering space or community association.*
- 5. The railway is a huge concern. What if there was a Megantic type accident with the very close proximity of the railway to the proposed development? What if there was any kind of a chemical spill?*
- 6. The increase in traffic is a major concern as well as the lack of adequate transit in the area to get residents downtown and back again.*
- 7. What about overland water drainage and sewage capacity? Why has the City relaxed its own rules considerably for the developer? Rules are made for a reason!!!*
- 8. Then of course, is the airport and the flight paths which pass directly over the area.*
- 9. Are the requested reports and studies really valid? For instance the Wildlife studies were done in February so only year-round residents (crows and magpies) recorded. Some studies were provided just days before the deadline with no time for a third party review by the community association.*
- 10. What about the railway noise study -- Residents who currently live less close than the proposed plan already complain about the excessive noise?*
- 11. The city values trees but where is the tree inventory and why rip out mature trees in good health and plant young trees or maybe no trees!!!*
- 12. The MDP states that a community should be complete, sustainable and walkable but this is not in Quantum's proposal.*
- 13. Context of Northern Calgary -- MDP does not fit this area and cannot be applied here because there are no amenities.*
- 14. Why add 700+ more houses and with more cars without adding any other amenities. Speaking of cars, where are they all going to park? Most homes have more than one vehicle these days.*
- 15. It appears that Density above all else is the goal at City Hall. It appears that Density trumps MDP vision for Calgary.*
- 16. From what I have seen this summer (which has not been the best weather) there are many people playing golf on the various courses in the City so I would not say that Golf is in the decline -- just an opportunistic developer playing on the City's "Density" goal, not economic decline as an excuse.*

I plan to attend the meeting on October 3. I trust you will consider my submission carefully and

recommend against approval of this proposed land use redesignation. I do not consider this redevelopment plan to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Geraldine Myles

Harvest Hills Resident since 1997

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2016 SEP 22 AM 7:46

THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Calvin Butterworth [calvinbutterworth@yahoo.com]
Sent: Wednesday, September 21, 2016 9:36 PM
To: City Clerk
Subject: Stop Harvest Hills development
Attachments: Letter to the city.docx

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THE CITY OF CALGARY
CITY CLERKS

This letter is to reiterate what I sent on March 3 of this year. I received only 1 response, from Mr. Chu and I thank him for that. I guess letters written to our paid representative's fall on deaf ears. I truly hope that changes as you will be asked to vote on this next month. This proposal passed the last test from Engineering even though it missed the requirements on a number of levels. Is this what we are to accept from City Hall? Is money the only thing that is important to City Hall? The new development brings nothing to a community that is already lacking. In the south they have new soccer, baseball fields, swimming pools, wave pools. Activities for kids and adults alike. We have nothing except a well used Golf course now closed laying waste.

From a letter sent to all of you March 3rd 2016

In a few weeks you will be asked to vote on the "Redevelopment of Harvest Hills Golf Course". I am writing this letter to urge you to vote against the proposal presented by Quantum Development and Cedarglen homes for numerous reasons. The following are neither more, nor less important so they are not in any particular order.

Our Carbon Foot print.

Every level of Government has spoken of the reduction of greenhouse gasses. The proposal will ask you to approve the destruction of a large natural producing parcel of green space with mature trees and acres of grass. These, every day, produce clean air. This will be replaced with, for the first 3- 4 years by unregulated diesel emissions from trucks to graders, motor scrapers to back hoes.

The first step will be to have scrapers remove every blade of grass and most of the trees. Our green space will then be replaced by a proposed 900 plus low income multi residential home with furnaces and water heaters emitting natural gas exhaust. Not to mention the carcinogenic release from the asphalt shingles. This somehow does not seem to fit with the reduction of our carbon foot print.

Property Value reduction.

A house is the single largest purchase most families will make. The city has no responsibilities to maintain property values, which I think is a crime. The economy has already taken a bite out of the present values. 900 plus homes in the back yard, vs a golf course will further that reduction for ever.

Amenities

The golf course is the only amenity in the area. Quantum states that they will put in walking paths that people can use for free instead of paying for the golf course. I take a walk every day on our existing pathways and see, maybe two people per day using the free pathways. Yet during the season I can sit in my backyard and watch hundreds of people paying for the privilege to golf and get exercise.

Quantum tells us they will put in outdoor tennis courts. Have they done any research into the use of present tennis courts, in Calgary and if tennis is growing or declining? I think they have not. They have simply attempted to satisfy one of the city's requests for amenities by looking at the cheapest, lowest cost alternatives. Some gravel, asphalt, paint and a net, we are done. Soccer is a growing sport, Baseball

and Hockey are growing each year. Did they propose either of these as an alternative? No too expensive.

Quantum was asked to make many changes from their first proposal. The response from Quantum to many was of the city's requests, "Not in the plans at this time" What if, paying my property tax is "not in my plans at this time". If I was to do that the city would stand up to the little tax payer and take away my house. They were told to move the storm pond to the south end they refused. The city should stand up to the big developer and demand the recommended changes be completed.

Crime

This plan would take a nice neighborhood and give it the density of FalconRidge. We hear about Falconridge in the news every week with some type of violence. We never hear anything about Harvest Hills. Don't let that change.

Traffic

The opening of 96th ave has already added hundreds of cars running through Harvest Hills from the surrounding areas taking a short cut to the Deerfoot. 900 houses with at least 2 cars each will add more congestion than this area was designed for. The only major, for transit parking, is already maxed out. If you let them build 900 plus houses where will these people catch transit?

The City needed

Quantum and Ceaderglen have decided not to open the course this year. I hope you see this for what it is, Optics. They will tell you it was not viable to open, they have left the greens covered, this will destroy them. They have done this to make it look like it is not needed in the area. This is wrong. We now have nothing in this area that people can enjoy. They also stopped employment for several people at the course. Just what Calgary needs more jobs Lost.

City council has already closed Shawnee Slops and Highland Golf. McCall Lake has a reprieve but that could change. Closing Harvest Hills and the proposed redesign of the Hamptons, by the same developer would send a strong message about Calgary. "You can live here but there is not much to do. We, The City of Calgary, are opposed to Golfers".

I again urge you not to accept the proposal to redevelop Harvest Hills Golf Course. Please take a stand for the little tax payers against the large developer. In one of the first letters sent out by the city had a question for the residents "What Benefits will this development bring to the residents of Harvest Hills".

My answer "none". The only ones to benefit are the developers, the builders and yes the City tax base. Your tax income will grow from approximately \$40,000 per year to an estimated 2 million but it will not be spent in Harvest Hills.

In closing I ask you the same question. "What are the benefits to the tax payers of Harvest Hills" to have this development be approved.

Cal Butterworth

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Albrecht, Linda

From: Nicola [doylen@shaw.ca]
Sent: Wednesday, September 21, 2016 9:42 PM
To: City Clerk
Cc: keepharvesthillsgreenspace@gmail.com
Subject: Harvest Hills Golf Course Redevelopment
Attachments: Nicola Doyle & Steven Herz Letter of Opposition Sept 21 2016.pdf

To the City Clerk's Office,

Please see the attached file with my letter regarding my opposition to the redevelopment of the Harvest Hills Golf Course and my arguments on why this is bad for our community and sets a dangerous precedent of developers being able to easily rezone areas that are meant to be set aside as green spaces and for recreation.

Yours Sincerely,
Nicola Doyle, P.Eng.
Steven Herz

1132 Harvest Hills Dr. NE
403-262-2871 (home)
403-294-2130 (work)



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THE CITY OF CALGARY
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Sept.21,2016

2016 SEP 22 AM 7:47

THE CITY OF CALGARY
CITY CLERK'S

Dear Sir/Madam:

RE: APPLICATION FOR LAND USE AMENDMENT: LOC2015-0102

EXISTING LUD – SPECIAL PURPOSE – RECREATION (S-R) DISTRICT

PROPOSED LUD – RESIDENTIAL (R-1), (R-2), (M-1), (M-Gd80), (S-CRI), (S-SPR)

I am a resident of Harvest Hills and **I am opposed to the redevelopment of the Harvest Hills Golf Course.** I moved to this community because it was a fully developed community offering a recreational green space. I am opposed to the redevelopment for the following reasons:

2. The available resources in this area are stretched as it is without adding a higher density development that was not part of the original planning for this area. For example to register my children in programs at Vivo (formally Cardel Place) you need to try to register as soon as registration opens and then are often disappointed. Other recreational programs are often full and money is not being spent to add additional resources into the area-including the community centre which was originally promised. I volunteer as a Cub Scout leader and there is not enough meeting space available in this area and those places available are aging and will need maintenance soon which means leaving groups even more desperate for meeting space.
3. The schools are very full in this area which means some children are being bussed further distances. The current public school for this area is North Haven and that is currently close to capacity and not close to this neighbourhood, so all students are bussed. The junior high is Colonel Irvine where again students need to be bussed because not enough Public schools were built in this area, it is also very full. To add even more pressure onto the school systems servicing this area and not providing the resources available to them to cope with the increased children, further erodes the educational system and adds to the high school fees (for bussing) which parents struggle to bear especially in this economic environment.
4. Green spaces, including parks and golf courses bring much needed nature into residential areas, which are crowded already. This adds to an increased feeling of well-being and adds recreational opportunities for people to enjoy. This is important for our population's overall health and important to the environment, that there are trees and other green spaces. Some of the trees on the golf course are some of the largest in the area, it would be

sickening to me that they would be cut down for a development when the area was designated as recreational. When the study was done on wildlife in the area it was done in the middle of winter which does not take into account the migrating birds and animals that hibernate at that time of year. There are many animals that use the golf course as their home. The developer has provided no guarantees on trying to retain trees and protect those animals. Considering how poorly the developers have maintained the property while awaiting a decision it is very obvious they have no interest in this community and maintaining the land properly. Many people bought houses in this neighbourhood because having green space and recreational area nearby was important to them.

5. I live on the main circle, Harvest Hills Drive which is already very busy, especially with so many children in the area. I can't imagine with a population increase, which this area was not designed for, how much busier this area will be. Country Hills Boulevard and Harvest Hills Blvd. are already extremely busy, especially during peak periods. The bussing in the area is at peak already, especially during times when the express busses are not running. The 301 is already very crowded at all times of day. The increased traffic in an area not designed for it concerns me, both from a safety prospective and also an efficiency prospective during rush hour to get to work. It means more pressure on the traffic and more people in cars which the city should be trying to reduce not increase.
6. There is no clear plan on how to maintain the small "buffer zones" between existing houses and the new development. They are too small to be considered green space maintained by the city and we do not have a Home Owners Association for this area. Does that mean the new area will pay in only or that the existing houses will need to pay in for something we did not ask for or want? This has not been clearly answered by the developer.

I have found this whole process extremely disappointing and frustrating. It is very clear no one at the planning Committee or City Hall is interested in hearing our concerns or trying to understand them and seems to be more interested in the lure of developers' money. I think being able to re-zone recreational areas this easily does not bode well for our City and shows no interest in balancing homes with recreational areas or green space. The city has even relaxed its own rules on water drainage and sewage capacity. It is not able to even set limits on the developer for maintaining mature trees.

I ask that you consider my submissions carefully and that you recommend **against** approval of this proposed land use re-designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Yours Sincerely,

Nicola Doyle and Steven Herz

Phone: 403-262-2871 Address: 1132 Harvest Hills Dr. NE

Albrecht, Linda

From: Marleen Foch [mfoch@shaw.ca]
Sent: Wednesday, September 21, 2016 9:53 PM
To: City Clerk
Subject: Land Use Designation in Harvest Hills

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

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2016 SEP 22 AM 7:46
THE CITY OF CALGARY
CITY CLERKS

Dear Sir/Madam:

I have lived in the community of Harvest Hills for twenty years. I am against the redevelopment of the Harvest Hills Golf Course. The proposed land change designation from Special Purpose - Recreation to LUD- Residential will have a huge detrimental impact on our community. Increased density does not add to community. I believe that the negative effects on our community will be:

- an increase in traffic on our roadways and in surrounding communities, congested shopping areas, more vehicles on an already overcrowded Deerfoot Trail.
- increase in a transient population may lead to more crime
- a strain on police and fire response
- lack of infrastructure, schools may not be able to accommodate increase in student population, no emergency medical facility, an overcrowded small recreation facility(Vivo)
- this is not a walkable community
- the development will not be close to the LRT
- the loss of mature trees, green space and consequently, loss of wildlife habitat will be heartbreaking

A new development north of Stoney Trail is being built to accommodate thousands of people, why does our green space have to be destroyed.

One of the goals of the MDP is to create great communities. This is accomplished by maintaining quality living and working environments, enhancing community character and providing vibrant public places. I believe this goal will not be accomplished for our community if this development is allowed to proceed.

I hope that listening to the concerns of the citizens of Harvest Hills and other communities of Calgary that you will NOT recommend the approval of the proposed land use designation.

Thank you for your time and consideration.

Kind regards,

Marleen Foch

Sent from my iPad

Albrecht, Linda

From: tmatula [tmatula@telus.net]
Sent: Wednesday, September 21, 2016 10:38 PM
To: City Clerk; Office of the Mayor; Stevenson, Jim E.; Chu, Sean
Subject: RE: Harvest Hills Golf Course Redevelopment Application - Public Hearing, Oct 3, 2016
Attachments: Harvest Hills Golf Course Redevelopment - Teri Matula.pdf

Please consider the attached signed letter as comments to the above application for land development and redesignation/rezoning.

Thank you,
Teri Matula

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2016 SEP 22 AM 7:44
THE CITY OF CALGARY
CITY CLERK'S

Teri Matula
2 Harvest Grove Close N.E.
Calgary, AB T3K 4T6

Phone: (403)262-3064
Email: tmatula@teus.net

September 21, 2016

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

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2016 SEP 22 AM 7:44

THE CITY OF CALGARY
CITY CLERK'S

RE: Harvest Hills Golf Course Redevelopment Application, 1450 HARVEST HILLS DRIVE NE

Further to my letters dated September 23, 2015 and April 20, 2016 to Planning, Development & Assessment, I have again reviewed the amended outline for the above noted application. As far as I can see, none of my issues/ questions were addressed – which I find very concerning. As a resident of Harvest Hills in Calgary, my property backing and facing the Harvest Hills Golf Course, I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space, designated Special Purpose - Recreation in Calgary, and I do not want it developed for more housing.

QuantumPlace bought this land zoned as greenspace – a risk that THEY were willing to take. It is not the City's or Residents' problem. This redevelopment is based solely on commercial profit – greed – and adds no value to the existing residents. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

In terms of the application process, I believe that there is no mechanism to halt this type of application despite an overwhelming opposition. At the first open house, there was a strong pre-disposition by City staff towards approval by the City, and I was told it was pretty well a "done deal" by the City staff in attendance. I do not have any confidence that this was an impartial process – in fact, quite the opposite. Back door deals and last minute changes to the CPC responses underline the issues with this application and overall city processes.

My expectation is that Council will reject this proposal, based on the overwhelming majority opposition to this application by the residents, the fundamental changes to the area for commercial only reasons, and questionable process biased towards approval for the developer.

If this is not the outcome, it proves what many of us already suspect – that City Hall is broken. In reality, I doubt that this letter is even being read – there is no precedence for this volume of feedback, so everything is just summarized in a presentation titled "See, We Consulted". At this point, we should probably just save the taxpayer dollars and give up the illusion of public consultation.

However, since this is the only mechanism I have, here is the list of items as stated in my previous letters. I am opposed to the proposed redevelopment plan for the following reasons:

- Decrease in property value, based on The Plan, which will change my property from a desired location (facing and backing onto a golf course) to a very undesirable lot (facing, backing, and adjacent to roads – two of them primary).
- Because of the "squeezing" of roads into a parcel of land that is not adequate, my property will now have roadways on THREE sides. The token greenspace buffer proposed, is only fraction of a lot size and not adequate. The Plan states that

"The road layout is oriented so as to minimize the bisection of the park space by the roads", and does not consider the impact to my property. This in NO WAY will benefit me; my property value will be affected significantly.

- Traffic safety is a concern, particularly along Harvest Hills Drive NE. The proposal will put me at a junction of the two primary roads that service Harvest Hills, with roads on 3 SIDES of my property. In the past, there have been multiple incidents where vehicles have lost control, and driven onto my property. And on 2 separate occasions vehicles have DRIVEN INTO MY HOUSE, causing damage to my deck, fence, and yard.
- Harvest Hills is not a community that is in decline or neglect and therefore not in need of revitalization. In fact Harvest Hills is considered a growth community. The MDP stresses that proposed developments that fall within the MDP should be of benefit to both existing and future residents of these communities.
- An increase of residents in the area of 20% is proposed. The densification target for Harvest Hills recommended by the City in their latest DTR is 8 units per acre. QPD has proposed a density of 10.1 units per acre. This does not "recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighborhood".
- The Plan introduces significant multifamily development in a neighborhood that is primarily single family in nature, and is not "compatible with the established pattern of development". Changes in the amendment has increased this.
- Existing services and infrastructure are already at peak – such as school capacity at 95% – does not support and additional 20% in population.
- In respect to roads, The Plan states that "the land in this area is too narrow to allow for an effective grid layout, adequate buffers and modest lot sizes", which is the desired approach by The City. The new roads are "squeezed" into the proposed areas, at the expense of greenspace.
- Change of the land use from recreational to residential and multifamily does not conform to the existing "pattern". It removes the only recreational asset in Harvest Hills, and it does not provide additional recreational assets.
- There are still no references to the existing architectural controls that will be applied to the new single family developments. From what I could see, there is no assurance that the single family dwellings will be the same caliber as the existing homes. There is only a mention that the architectural standards will be created when they develop the neighborhoods.
- Country Hills Boulevard additional traffic between Harvest Hills Gate and Deerfoot will be a safety issue. The lights at the top of the hill at 14st NE, are already an issue with cars frequenting the ditches during winter months. Large truck traffic from the new commercial development(s) will amplify this situation.

I ask that you consider my submissions carefully and that you reject this application to redevelop the Harvest Hills Golf Course. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,



Teri Matula

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

Albrecht, Linda

From: Kendra Baskett [kendrabaskett@hotmail.com]
Sent: Wednesday, September 21, 2016 10:34 PM
To: City Clerk
Cc: Stevenson, Jim E.; Office of the Mayor; Chu, Sean
Subject: City Council Public Hearing - October 3rd - Harvest Hills Golf Course Redevelopment Proposal

Good evening,

I'm writing you this evening to express my opposition again the rezoning of the Harvest Hills Golf course.

Let me start with saying that I moved to Calgary in 2008, and I fell in love with this city. I loved it so much that almost exactly three years ago, my common law spouse and I decided to put down roots and purchased our first home in Harvest Hills, and I've been enamoured with this neighbourhood ever since. The proposal to rezone the Harvest Hills Golf Course, however, has certainly put my love for this city to the test.

It does not make any sense to put in motion a plan to increase a neighbourhood's population by about 30% when it's not coupled with plans to add to already much needed amenities such as transportation, schools, community associations, retail, recreation, etc. (one tennis court hardly cuts it), nor with adequate plans to accommodate the necessary infrastructure (e.g. sewage capacity). This is especially true for a neighbourhood on the fringe of the city with a low walk score. Densification should start with the inner city areas and end with the outskirts/suburbs as a last resort.

When I was watching the news recently, I heard Mayor Nenshi comment in regards to a newly built YMCA facility: "It's not like these are brand new communities. People have been living here a long time without the facilities that they really need to live a great life." I found the comment interesting. In this moment, it seemed like city hall and the Mayor were actually in an established community's corner, doing what's best for it, but then I remembered that people in Harvest Hills have been living here a long time too and we're currently fighting tooth and nail for our current way of life. Do you know what the residents of Harvest Hills need to live a great life? I can tell you, it doesn't include taxing our current limited amenities with a population influx.

If one were to take the view point that the redevelopment makes sense because there are some future plans for a c-train line, that would simply be ridiculous given the reality that, at best, the new c-train line won't be in the works for 15 years! In the (long) meantime, the already strained north central public transit system is going to have to accommodate a lot more new customers.

By allowing the butchering of a neighbourhood (it's beautiful trees, green space and peacefulness) and the thieving of property value and enjoyment, you're only going to alienate the great residents of this neighbourhood and this city, and then the love affair will be over. Residents will decide to pick up and leave (I'm sure some already have), and the city will be left with densification projects and its neighbourhoods riddled with abandoned units because they're impossible to fill in a weak local economy. Now is certainly not the time to kill residents' love for this city and give them an incentive to leave.

Why is it that new neighbourhoods in the area are given the promise of green space, yet our neighbourhood is at risk of losing it? It seems like people are initially offered what they want so they're lured in as a resident, and then when the honeymoon phase is over and the community is established, that prized feature is yanked out from underneath them. Then, they have to go and trade their neighbourhood in for a younger model.

While I agree that eventually there comes a point when effort needs to be made to address urban sprawl, unnecessary densification in the outlying suburbs doesn't seem to make any sense.

There are numerous other reasons not to redevelop the Harvest Hills golf course (issues pertaining to the rail road: proximity and noise pollution, destruction of mature trees, increased traffic on an already busy residential road, etc.), but I know you've heard them all already.

Please, I beg you, don't allow a greedy builder to harvest our hills!

Thanks for your time and consideration.

Kendra Baskett
Resident of Harvest Hills

Sent from my iPad

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THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: Trish [trish.sweet@shaw.ca]
Sent: Thursday, September 22, 2016 12:01 AM
To: City Clerk
Subject: LOC2015-0102/Harvest Hills Golf Course - Public Hearing Date: October 3, 2016
Attachments: Opposition Letter for Harvest Hills Redevelopment.pdf

Hi,

Please find attached a letter outlining my opposition to the redevelopment of the Harvest Hills Golf Course.

Kindest Regards,
Patricia Sweet

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September 21, 2016

City Clerk #8007, The City of Calgary
PO. Box 2100 Station M
Calgary, Alberta T2P 2M5

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CITY CLERK'S

Dear Sir/Madam:

RE: **Amended Outline Plan for Application LOC2015-0102
(1450 Harvest Hills Dr NE / Harvest Hills Golf Course Redevelopment)
Public Hearing Date: October 3, 2016**

I am a resident of HARVEST HILLS in Calgary and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I am opposed to the proposed redevelopment plan for the following reasons:

1. Northern Hills does not have the infrastructure to support the high density that will result from the redevelopment of the Harvest Hills Golf Course; ie: medical facilities, transit, recreation facilities, schools and fire response.
2. The redevelopment of the Harvest Hills Golf Course would remove a green space that is a corner stone of the Harvest Hills community. It is a place that brings people together in the Harvest Hills community, the Northern Hills area and Calgary.
3. The Harvest Hills Golf Course is a social meeting place that has been instrumental in building the community.
4. The Harvest Hills Golf Course provides a home for trees, wildlife and recreation that will be destroyed if the redevelopment is allowed to proceed.
5. There is the potential that the density created with this redevelopment could increase crime in the Harvest Hills community and Northern Hills area.

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use designation. I do not consider this redevelopment to be a benefit to my community and believe it will detract from the City of Calgary as a whole.

Sincerely,

PATRICIA SWEET

126 HARVEST GROVE CLOSE NE, CALGARY, AB T3K 4T7

Albrecht, Linda

From: Moraig McCabe [moomccabe@googlemail.com]
Sent: Thursday, September 22, 2016 2:09 AM
To: City Clerk
Subject: Letter for inclusion with file LOC2015-0102 / Harvest Hills Golf Course for Public Hearing, Oct 3rd, 2016

Dear Sir/Madam,

Please would you be so kind as to include the following letter in the package for the Council public hearing on October 3rd, 2016? I don't know the item number on the agenda, but it is for LOC2015-0102, Harvest Hills.

Thank you!

Kind regards

Dr. M. McCabe

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City Clerk #8007, The City of Calgary

P.O. Box 2100, Station "M"

Calgary, Alberta T2P 2M5

21 September, 2016

Dear Mayor Nenshi and Members of Council

Re: LOC2015-0102 / Harvest Hills Golf Course - Public Hearing, Oct 3rd, 2016

I am writing as a resident of Coventry Hills, the community directly north of, and adjacent to, Harvest Hills. The views contained herein are my personal opinions on this matter and should not be considered representative of any organisation with which I have any affiliation.

I am writing to ask you to please consider rejecting the proposal for the rezoning and redevelopment of Harvest Hills Golf Course *as it currently stands*. I feel the plan being put forward does not meet the requirements of the overall desires of Council to make communities self-sustaining for the future, built better, and complete. The only thing it does do is increase residential density, but without meeting all of the requirements of the MDP, and without providing any of the Northern Hills communities with the benefits that are supposed to come from that.

I keep hearing from City representatives that Cedarglen Homes bought this land in good faith and that there has to be a really good reason for any request for rezoning and redevelopment to be rejected. However, I feel it is rather foolhardy to assume you can just buy land anywhere and expect to do whatever you want with it; surely "buyer beware" applies in *any* case that requires rezoning? For example, I do wonder if anyone in Harvest Hills decided to buy a run-down residential property in order to rezone the land it stands on to commercial or mixed use, to redevelop it into something the community truly needs, like a childcare facility and community space with a café or even a public meeting space where social services could be provided, whether they would be treated to the same sentiment? I have little doubt it would be rejected for a variety of reasons, yet it seems I am being advised that a large parcel of land, designated as recreational land, can be bought by a homebuilder for millions of dollars and they can just expect it to be rezoned for up to 936 units, with the expectation of little or no opposition. This baffles me.

It also seems that despite the rules laid out for developments of this type in the MDP, the City has bent their own rules to accommodate the developer's plans, or it appears they have allowed certain rules or guidelines to be ignored, which is very disappointing. As just one example: in the case of storm water management, they were bent like a hairpin to approximately 270% above the guidelines (according to one member of CPC's on the fly calculation). I can certainly understand a gentle "relaxation" of criteria in some cases, but how is this possibly being allowed? This is not an insignificant deviation.

However, what concerns me the most are first, that this particular proposed development is not in a TOD area, nor one well-served by transit that easily or efficiently takes the residents where they actually want and need to go to access critical services or daily needs. If Transit was going to put in new routes and or frequency to accommodate the extra thousands of people, then that may be a little different, but I enquired and was informed by the file manager that they've said they're not. Sure, the developer has added shiny new stops on the plans, but they'll be on the same, infrequent, bus routes that don't take the majority of residents where they want to go now. It's not like they could get on the 301 from a new feeder route anyway as it is full before it even reaches Harvest Hills at peak hours, and Transit can't add any more 301 BRTs or express buses anyway, as the Centre Street corridor is already at capacity. From what I know of the Green Line development, it will be a very, very long time before our communities see the LRT (if ever, considering we're practically at the end of the north central line and the funding may not stretch that far), and realistically, this proposed development is not even close to being in a walk zone or TOD zone for the Green Line anyway.

My other main concern is that this proposed development isn't in an area that has an abundance of infrastructure and services that would allow the proposed new residents to just easily settle in to a "complete community" as outlined by the MDP. Neither does it provide any possibility now or in the future of amenities, community infrastructure or community services within the plan's proposed zoning, to enable it to *ever* become a complete community. The plan has no Neighbourhood Activity Centre, nor even DC zoning to allow one, and the only community gathering space that it did have (the golf clubhouse and restaurant) has been shut down by the new landowners. The plan has no real useable recreation area, apart from 3 tennis courts mandated by the Parks Dept., as the main portion of the allocated and measured "greenspace" is in the buffer areas, much of which will be at a gradient, or too narrow as to be realistically unusable for active recreation except for walking/biking along the pathways. The idea of pathways is great, but they really don't help create a "walkable community" as they just go around all the residential land. To even come close to being able to access the grocery store, health care, social services or leisure from this site, you need to leave the community, crossing major roads like Country Hills Blvd or 96th Ave. You could theoretically take transit, but I covered that in the previous paragraph...

I was also very disappointed to hear when I was at CPC that the committee was misinformed about available schools for Harvest Hills residents, but I was unable to comment to correct the information at that time due to the CPC rules for the public. *Harvest Hills kids bus*. There is a sum total of 0 (yes, zero) public schools in Harvest Hills or Country Hills, and only one, overcrowded, Catholic school. Kids from Harvest Hills bus to North Haven or Diefenbaker. When the CBE apparently told Administration "there is plenty of capacity", they certainly didn't mean in the Northern Hills and they don't mean currently. When Administration then showed the CPC members the schools in Coventry Hills to the north, I actually had to physically bite my tongue. Not only are those schools not available to Harvest Hills kids, they are already so full of Coventry and Country Hills Village kids that Coventry has yet another school as a priority on the CBE Capital Plan. Coventry Hills high school kids bus to Crescent Heights. Now I know lots of kids all over Calgary bus, especially in newer communities, and understand completely that there is only so much money to go around. However, Harvest Hills is 26 years old and being considered as a fully developed community, theoretically ripe for redevelopment, yet it doesn't even have a single public school nearby that they can access, nor has it ever had, and our kids don't bus to just the next community over. Some spend an hour each way on the bus. I feel there is something fundamentally wrong with a system that doesn't recognise this, or other basic, community infrastructure and services as a necessary prerequisite for redevelopment, even if some of it is really the Province's jurisdiction, and not really under the City's control.

So with all of the above in mind, it is patently obvious to me that almost every household in this proposed area will have to have access to a car to enable them to access their daily needs, adding congestion to our already super busy roads, and taking Calgary even further away from the MDP/Calgary Transportation Plan targets. The developer's own TIA states that even at lower density volumes than would be zoned for, the intersection at Country Hills Blvd and Coventry Blvd would fail by 2029, as a result of "the large background through volumes". How can this be considered a "good plan" if it increases car trips even further on what appears to be an already failing road system? How can this possibly be considered good "community building" and planning for the future? How will this proposal meet any of the needs of the increasing population of Calgary, except for basic housing? It will truly turn Harvest Hills into one of the "bedroom communities" that so many on Council are trying to avoid.

I have tried to be as informed as possible on this file, as Harvest Hills is part of our master-planned area, and its residents share the same few central services, amenities and infrastructure as my own community does. If you are going to even consider a large redevelopment rather than a gradual densification through secondary suites and smaller scale infills, it should be a redevelopment that makes total sense and provides the community what it needs, rather than just a residential warehousing project which will benefit neither new nor existing residents, and which will compound the issues we already have.

In conclusion, I feel this plan before you is *not* a good plan. We all deserve something much better, which meets both the plan for Calgary as set out in the MDP, but also the needs of the residents, both new and existing. In my opinion, this current plan unfortunately meets neither of these goals.

Thank you for your consideration.

Sincerely,

Dr M. McCabe PhD

186 Covemeadow Close NE
Calgary, Alberta T3K 6H1

Albrecht, Linda

From: BRENT MAY [mayzer@shaw.ca]
Sent: Thursday, September 22, 2016 5:35 AM
To: City Clerk
Subject: Rezoning Harvert hills golf course

City council if you plan to have the area of harvest hills golf course just to add more city tax dollars ,shame on you! The community's of the north don't need more housing,approximately 7500 more people condensed in the area That is in need of schools ,medical ,recreational,roads ,transportation.Take a step back city council would you do this in the area you live ? I think not .What happened to the buffer zone to build beside the tracks of a dangerous goods exchange,let that be on city councils hands if anything tragic happens.Remember Quebec.Listen to the people that have voted you in,not to the developers that donate to your next election.Harvest hills and the community's of the north are depending on counsel to make the right decision for the people and not develop,keep it recreational .

Harvest hills doesn't need tennis courts that sit empty and the city needs to maintain,7500 more people added to the area that is already full.

Put the condos behind your house if the city of Calgary needs more!

Sincerely Brent ,Lee,Nicole,Colbi May

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2016 SEP 22 AM 7:45
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Albrecht, Linda

From: Joanne Myers [joannejoymyers@gmail.com]
Sent: Thursday, September 22, 2016 6:50 AM
To: Office of the Mayor; Stevenson, Jim E.; Chu, Sean; City Clerk
Subject: Regarding Harvest Hills Rezoning/Development - Oct. 3 Council Meeting
Attachments: Letter to Mayor and Council_Joanne Myers.docx

Hello

Please see attached letter from myself within. I understand the deadline to submit letters is today, Sept. 22, before 10 am. Please ensure my letter is read and on file for consideration.

Thank you in advance.

Sincerely
Joanne Myers
Harvest Hills resident

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September 22, 2016

Dear Mayor Nenshi and City Councillors

I am writing to ask you to consider voting against the rezoning of the green space recreational area in Harvest Hills.

Although I understand the need for both more and affordable housing in Calgary, I think allowing this space to be developed for that purpose is very wrong, for many reasons.

If you would even consider tabling it for future discussion, after all the latest information can be thoroughly read and taken into account, it would help restore my faith in this entire process and in this current city council.

I understand this debate has gone on for some time but as a 30-year Calgary resident and 20-year Harvest Hills resident, I am losing respect and belief in this council, as I see this move to rezone not only in this community but others as well.

As you know, there has been a huge outpouring of letters from the residents, not only from Harvest Hills but from many other communities in Calgary and even Airdrie, asking for this land to remain green space and not to be developed into residential.

How can council go forward, in good conscience, with voting yes to this matter? If you do, I can't even begin to say how much I feel you are failing a large number of the residents of this city.

Of course, I have my personal reasons for resisting this rezoning, but in addition, I see how even the chance of this happening has already very negatively impacted neighbors and friends, good people who have worked hard their entire lives and either hoped to retire peacefully in their homes in Harvest Hills or otherwise use the equity from the sale their homes to retire comfortably elsewhere in Calgary.

The value of Harvest Hills homes has gone down already, just with potential buyers knowing of this possibility, and if you pass the motion to rezone and allow this residential development, that will surely continue to happen.

Please make the correct decision on October 3 and vote against rezoning this area from special purpose recreational to residential, or at the very least table the motion until all letters, studies, policies, reports, etc. can be properly considered. I believe that voting yes at this point would be a huge mistake.

Sincerely
Joanne Myers
38 Harvest Wood Way NE, Calgary

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CPC2016-261
Attachment 3
Letter 82

LESLEY COONEY-BURK
311 HARVEST GROVE PLACE NE
CALGARY, AB T3K 5C4

DELIVERED VIA FAX: 403-268-2362

September 21, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

Dear Sir/Madam:

RE: HARVEST HILLS BYLAW 260D2016

I attended at the Calgary Planning Commission and was dismayed to find that, once again, nowhere in the process is raised the issue of whether we SHOULD permit this development to proceed. I have no doubt that the developer and the City Planner can come to a consensus on a development project that will comply with all of the rule. In my respectful submission, that is not the point.

Harvest Hills was not permitted to be developed as a community until Genstar agreed to include a second amenity, the Harvest Hills Golf Course. The land was zoned special recreation so that the community would always have a recreation amenity. The proposed development seeks to remove that amenity without replacement. It is ludicrous to suggest that a couple of tennis courts will replace a golf course used by the public in Harvest Hills and the surrounding community. Golf is the single sport which is most played by adults in Canada. This golf course was fully used to the point that it was difficult to obtain a tee time on the weekend during the summer. There were men's, women's and senior's leagues of players.

Although this was a private golf course, it was open to the public and used by the public. There were no private members. Since it was a 9 hole golf course, it was often used by families with children for an activity that they could do for the rest of their lives. We are trying to promote physical activity for people, which was the use of the golf course.

I have heard council members say that they are not able to tell individuals what they should do with their own private property. With the greatest of respect, City Hall tells people what to do with

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their property all the time. I own a home in a residential area. I cannot knock the home down and build a liquor store because my property is not zoned to permit that use.

I ran the canvass of Harvest Hills in response to the initial notice of the proposed development. We canvassed 2580 homes and obtained over 4500 signatures on letters delivered to Jessica Sirophkhan of the City Planning Office. The community is overwhelmingly opposed to this or any residential development on this property.

Cedar Glen Homes purchased a golf course zoned for special recreation. They are not obligated to run a golf course, but they are required to use the land for special recreation purposes. That is what they have purchased, and that is the bargain they made at the time they purchased. There is no reason why their desire to develop their property should be more important than the homeowners in the community that purchased their homes with the expectation that there would be a golf course or some other recreation amenity in the community. Cedar Glen could use the property as a park, an indoor recreation facility, an outdoor recreation facility, a library, a museum, a sports facility, an outdoor café, a performing arts centre, for example. All of these uses comply with special recreation zoning. The community could not complain and Cedar Glen would have the use of the property they purchased.

Cedar Glen, however, wants to superimpose a residential development into an existing developed community. A community which already has insufficient infrastructure to meet the existing needs. There are not enough schools and the children are bussed out of the community. There is virtually no shopping within walking distance and transit is designed to simply take passengers downtown to work. There was one recreational amenity in the community and the proposed development will take it away.

Although the development may comply with some aspects of the Municipal Development Plan, it is diametrically opposed to many others. The property is currently designated as an open space and the Area Structure Plan purports to want to save open spaces. The property is heavily treed and the developer will remove almost all of the 25 year old trees and replace some of them with saplings. This proposal comes at a time when the City is trying to re-tree YYC from the damage of the recent snow storm. It is my understanding that the number of trees lost in the development of the Shawnee Slopes golf course was more than the trees lost in the storm. I see no reason why developing the Harvest Hills golf course would be any different.

This proposed development makes Harvest Hills a less walkable community as there is one less amenity to walk to or on. The proposed development compounds the existing suburban bedroom community and will require more people to drive more cars to go elsewhere for recreation. There is no community gathering space as the clubhouse of the Harvest Hills Golf Course was used as an informal gathering space since it was open to the public.

I also note that part of the proposed development is on an area currently designated as a dry stormwater pond. The community for several blocks around is sloped so that storm water will run off into the dry pond which is now going to be filled with homes. The developer will have to level the land so that the stormwater does not drain into the dry pond. Since the existing homes will not be adjusted, the stormwater is going to sit on those lands as it will have no place to go.

The only aspect of the MDP that the proposed development accomplishes is to make Harvest Hills a more dense community, although it is already more densely populated than many communities much closer to the downtown core.

The current process for city planning focuses entirely on projects proposed by developers. Their goal is to make money. They will take the easiest land to develop regardless of the impact on the City. Today it is golf courses, next it will be lake communities. In my respectful submission, it may be time for the City to set out guidelines as to what the City wishes to see developed instead of this piece by piece approach which will end in the city looking like a concrete jungle.

From a more personal perspective, it is my view that the homeowners are being defrauded of the bargain that we made when we purchased homes in Harvest Hills. Most of the homes are less than 20 years old. Although we may not be able to expect things to stay the same in perpetuity, a home is a large investment and one might expect a more substantial period of time. Many of us paid a premium to have land adjoining the golf course. Our homes were designed with large windows and decks overlooking the golf course. We are obligated to obtain permission from the golf course before building sheds or other structures on our own property. We are obligated to have certain types of fencing. We did all of this because it was beneficial to us to have the open space operating as a golf course. Now it is being proposed that we have no right to expect the golf course to remain a golf course. It is a classic "bait and switch" but because the process takes place over a number of years, there is no recourse. What is particularly ironic is that the developer requires the City to participate in the fraud by permitting the rezoning of the property over the objections of the residents. Only the developer benefits from this process.

I also note that the company that sold the golf course to Cedar Glen is the Windmill Golf Group, who continues to develop golf course communities. They have a winning formula: sell homes at a premium to customers who want the golf course view, then sell the golf course to make additional money.

Thank you for your time in reviewing this letter and I hope that you will consider voting against this proposed development of the Harvest Hills Golf Course.

Yours truly



Lesley Cooney-Burk

CPC2016-261
Attachment 3
Letter 83

September 20, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

RECEIVED
2016 SEP 22 AM 7:49
THE CITY OF CALGARY
CITY CLERK'S

To whom it may concern,

RE: REDESIGNATION OF THE LAND LOCATED AT 1450 HARVEST HILLS DRIVE NE

I am a resident of Harvest Hills, and I am opposed to the redevelopment of the Harvest Hills Golf Course. I value this green space as it adds a peaceful natural area to the City. I value land designated Special Purpose - Recreation in Calgary and I do not want these areas developed for more housing. Additionally, I am not convinced that Harvest Hills should have ever been included in the Municipal Development Plan (MDP) area as this application does not meet the requirements or goals of the City of Calgary's MDP.

I moved to Harvest Hills after leaving an inner city community. My wife and I chose to uproot our family because we didn't like the noise and congestion of the redevelopment/densification that was going on. Over the last 10 years my family has dealt with noise, dust, dirt, road closures and parking issues from all the constant construction. As a result, we lost the quiet cozy unique neighbourhood that I was proud to live in. Now that inner city community has turned into an overpriced, infilled, cookie cutter eye sore with increased traffic and streets lined with parked car after parked car.

My wife and I chose to move to Harvest Hills because it was an established community with great green spaces and lots of trees. A recent study finds that having lots of trees and green space in your community has health benefits, extends your life expectancy and makes you feel 7 years younger. I didn't need a study to tell me that, all I have to do is look out my back window or sit on my deck. But now a developer wants to come in and destroy it all and replace it with more houses and more pavement.

I ask that you consider my submissions carefully and that you recommend against approval of this proposed land use redesignation. I do not consider this redevelopment to be a benefit to my community and believe it will destroy wetlands, negatively impact wildlife and detract from the City of Calgary as a whole.

Sincerely,



Brian Vlaar
109 Harvest Grove Place NE
Calgary, Alberta, T3K 5C4

Cc: Mayor Naheed Nenshi
Councillor Jim Stevenson (Ward 3)
Councillor Sean Chu (Ward 4)

Smith, Theresa L.

From: rick rogers [rogersr@shaw.ca]
Sent: Thursday, September 22, 2016 8:11 AM
To: City Clerk
Subject: Harvest Hills

To City Clerk, City of Calgary

We, my wife and I, purchased our home here at 208 Harvest Lake Green, because of the land use designation of recreational (golf course) and we feel it should stay as recreational. If land use designation is changed, please keep all the trees as they are (no removal). This development proposal is a stab in the back to this community.

Rick Rogers

RECEIVED
2016 SEP 22 AM 8:18
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Marjorie Aucoin [marj123@shaw.ca]
Sent: Thursday, September 22, 2016 8:33 AM
To: Office of the Mayor; Stevenson, Jim E.; City Clerk; Chu, Sean; Executive Assistant Ward 3; Commn. & Community Liaison - Ward 3; Carra, Gian-Carlo S.; Keating, Shane; Magliocca, Joe; Nkemdirim, Chima
Cc: Pincott, Brian; Farrell, Druh; Sutherland, Ward; Pootmans, Richard; Executive Assistant - Ward 5; Demong, Peter; Woolley, Evan V.; Colley-Urquhart, Diane; Chabot, Andre
Subject: PUBLIC HEARING: Opposition to Harvest Hills Golf Course Re-Development

Dear City Clerk, Your Worship, Councillor Stevenson, and esteemed Council:

I am sure you've heard it all by now. The community of Harvest Hills is passionately against the redevelopment of the Harvest Hills Golf Course at 1450 Harvest Hills Drive. Last September you received 6000 letters opposing the application by QuantumPlace Developments (representatives of Cedarglen Homes and Windmill Golf Group). This year you have received 1000's more. Still the application goes forward and finally the residents of Calgary get to speak at the City Council public hearing on October 3, 2016.

Please believe me. I am not against development. I am against THIS development for a host of reasons, as follows. There is no benefit. Harvest Hills is not an old, dilapidated community in need of revitalization. We lack basic amenities. We have no public schools in Harvest Hills and the one Catholic elementary school here is over capacity. We have no services, no community gathering place. Social gathering place – the clubhouse was our Neighbourhood Activity Centre.

Infrastructure is sorely lacking in Northern Hills. Kids in Harvest Hills can't even register for hockey or other sports with their Northern Hills neighbours. They go south to Thorncliffe, Huntington Hills or up to Airdrie while Coventry Hills, Country Hills and Panorama Hills squeeze into Vivo, a facility that was under-built to accommodate our 58,000 member community.

Cedarglen Homes, Windmill Golf Group & QuantumPlace Developments have not been proactive with the community. Engagement with residents has been flawed from the outset.....essentially ignored despite the many objections, definitely not collegial. The community on the other hand has been beyond reproach – no rallies, no protest marches, no grandstanding. I have insisted on respect, professionalism and complete regard for the process. It is broken.

Remember the train derailment in Inglewood in 2013 when 142 homes and 12 businesses were evacuated. At the time, Mayor Nenshi said he would take his concerns up with CP CEO Hunter Harrison. "I want to have a good conversation about understanding what's being shipped, how it's being shipped, how we communicate and what CP is willing to do to make sure danger to others is minimized," he said. "Certainly this week, we have learned there may be a systemic problem in the railroad industry with mislabelling of contents of cars and that is a very big issue," he added, referring to the derailment and explosion that killed 47 people in Lac Megantic, Que. At the time, Councillor Gian-Carlo Carra said a "serious conversation" needs to take place about the relationship between cities and the railroad. "We have to be eyes wide open about the materials that are moving through our communities," he said.

News has just been released this week that the City of Calgary is suing CP Rail for that very incident. And Cedarglen wants to build multi-family housing right beside the dangerous goods railway tracks 30 m east of Harvest Hills? It is unconscionable that even though our city does not yet have a better policy regarding

railway corridors, that we would even consider putting people that close. This is one of the reasons why the Harvest Hills Golf Course was put in that very spot.

Storm water management still under review – the golf course was developed as an Overland Drainage Facility for the community. How are we protected from flooding? The MDP/CTP provides a high level of support for watershed protection and management. “On 2009 September 28, City Council approved a new Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) that were created through the Plan It Calgary process. **One of the key themes of these plans is the integration of social, economic and environmental objectives in decision-making processes. The Plan challenges all of us to thoughtfully consider how our choices, both lifestyle and public investment, affect our quality of life and our environment.**”

Tree replacement strategy – majority of trees will not be saved, in fact the development manager has publicly stated that they are unable to say if any of the mature trees will withstand the development. These are 25 year old trees that will be replaced with saplings when the City is still planting trees throughout the city due to the September snowstorm of a few years ago. How is this conservation-based design? The City requested that all cul-de-sacs be eliminated, yet the developer refused. How can a developer refuse to comply with City requests? I do not understand that concept at all. I do not understand how a developer can tell the city what they will and will not do.

The golf course established man-made wetlands which the province now actively protects. We have 3 on this small patch of land – 64.88 acres. These ponds were not just used for watering the golf course. The water was controlled through adjoining pipes out to Nose Creek and these ponds house and feed numerous species of birds, deer and other wildlife. All Albertans are “encouraged to protect wetlands through active stewardship” according to Alberta Wetland policy. As the wildlife are being pushed out because of the commercial development to the east of the CPR tracks, they have come to the golf course. Come and check it out.

Walkability is unachievable. Our Northern Hills communities of Harvest Hills, Coventry Hills, Country Hills and Panorama Hills were designed with Country Hills Village at the centre. This is the NAC for Northern Hills. However, public transit does not go north from Harvest Hills to these shopping areas. One can walk to Sobey's or the bank or Tim's in 20-30 minutes. One can drive there in 5 minutes. Transit routes are currently at a minimum 30-60 minutes going south. If you take a bus it will take a minimum of an hour and a half because all buses go south. One can get to Beddington faster than Country Hills Village. Transportation has already indicated that this will not change, so the developer indicating bus stops in the new development is of no purpose. Putting more housing in the golf course area will never make it a walkable community. This plan will never make it a complete community, in fact it will make it very incomplete because it will only add people, traffic and vehicles, no services. It will in reality add significant stress and problems. It will not add value to our neighbourhood, in fact the reverse will happen.

Our Area Structure Plan is also up for revision. Why? Because the golf course in the current ASP is deemed Open Space and now the city would have to amend it to make Open Space. Doesn't this seem counter-productive? It already IS Open Space! The City is spending millions building 5 recreational athletic parks – 4 in the SE, 1 in Rocky Ridge plus a \$9 million revamp of Shouldice Park and what is Northern Hills getting? Nothing. What is Harvest Hills getting? The tennis courts and exercise spots are a cheap and unwelcomed alternative to the recreational land we already have. Mayor Nenshi recently said “Great public recreation spaces create strong, healthy and happy communities. As people continue to come to Calgary, we must keep building and redeveloping public facilities so that our city remains a great place to make a living and a life.”

In January 1990, Genstar distributed a brochure about the Harvest Hills Golf Course and the community. All purchasers had to acknowledge receipt in writing. It stated "To enhance the lifestyle of future residents of Harvest Hills, Genstar is proposing to construct a golf course and clubhouse on some of the lands which it owns in the Harvest Hills subdivision, subject to receipt of all necessary regulatory and governmental approvals. It is the intent of Genstar that the golf course will be considered a Harvest Hills community course although the course will be available for public play. It is Genstar's intent that preferential treatment for the community will be maintained in the future by third party purchaser or operator. It is the long range hope of Genstar that it will, at some future date, construct an additional nine holes so that ultimately the course will be a full 18 hole golf course. Initially the green fee for nine holes will be \$10. This fee may be amended to reflect the market rate for a similar golf course in the City of Calgary." The Harvest Hills Golf Course became operational, privately owned but a public course, since 1992. This course was an amenity to Harvest Hills for all Calgarians to play, similar in fact to Fox Hollow. The only difference is that Fox Hollow is a privately owned course on public long-term leased land. If we were forward thinkers, we could do the same with Harvest Hills.

I ask you. Who is going to want to make a life in Calgary with all this illogical densification in established communities that do not need revitalization. Take away the green spaces and what have you got left? Concrete jungles. Planners do not become planners to diminish our communities. Communities do not become neighbourhoods of families, friends and neighbours by literally decreasing the exact spaces where we build community. I for one will not want to live here. I have a choice to leave and I will, despite the financial hit that I will take in selling my home if this development goes through. The developer will get the profit, I will not. Many people will not have a choice to leave unfortunately.

Please consider your position carefully as to what you are doing to our beautiful city. The stories were different for McCall Lake and Shawnee Slopes. You know the debacle that has ensued with Highland Park golf course. If Harvest Hills goes, no golf course is safe and this is not right. What will happen to the Hamptons course, the same story as Harvest Hills – an established community built around a golf course....and coincidentally owned by the same people. These are the same companies that erroneously said golf was in decline, (proven to be untrue in Canada and specially Alberta), yet are involved with the Phil Mickelson golf course construction in Springbank. They own several courses in and around Calgary – will they get to retrofit all of them if Harvest Hills is approved? In 1980, we had 6 city golf courses. Now with over a million people in 2016, we still have 6 city golf courses. I fear if these types of development are approved, our beautiful city will be no more. We have been known for our wide open, green spaces. Don't take them away.

Sincerely,

Marjorie Aucoin
42 Harvest Grove Green
Calgary, AB T3K 4W5

403.239.3057

Smith, Theresa L.

To: David Hartwick
Subject: RE: Harvest Hills Golf Course application

RECEIVED
2016 SEP 22 AM 9:04
THE CITY OF CALGARY
CITY CLERK'S

From: David Hartwick [mailto:dahartwick@shaw.ca]
Sent: Thursday, September 22, 2016 9:01 AM
To: City Clerk
Cc: dahartwick@shaw.ca
Subject: Harvest Hills Golf Course application

Dear City Council

Throughout the application process for the redevelopment of Harvest Hills Golf Course, I have heard some of you state that you cannot tell a private landowner what they can do with their land. Yet you do it to Calgarians every day.

You tell us through bylaws. You tell us how long our grass should be and that it should be clear of weeds. You tell us where we can build a shed, and how high our deck can be. We even require permits in some cases because you tell us we must do so. You tell us we cannot develop our own basements without going through this very development process. In fact, if everyone one of us applied to convert our homes into a daycare, or a hair salon, or an automotive shop, I am certain you would tell most of us no. So why are the rules different for a big developer? It amazes me that the financial gain of a developer would have any weight over thousands opposed.

The Harvest Hills Golf Course is designated as recreational land. People bought into the area because of this designation. Not only 25 years ago, but right up until the golf course was sold. And likely still today. People bought in good faith because they believed that City Council would act in the best interest of ALL Calgarians. That City Council would stand by their policies supporting complete communities. Walkable communities. And that they would ensure any redevelopment under the MDP would meet the requirements of the MDP. In plain language. People believe that an Area Structure Plan means something and that the overall intent of one will not change after purchasing a home. People are buying homes in Sage Meadows with 60% green space. Does this mean 60% until you move in and then we can do whatever we want?

The intent behind the MDP was to redevelop land already designated for residential. It is supposed to protect the urban forest. It is supposed to protect green space. It is supposed to encourage people out of their cars due to transit orientation, walkability and design. If developers are looking for land to develop under the MDP, it should meet the requirements of the MDP. ALL OF THEM. The MDP should also clarify if changing an Area Structure Plan is part of that vision. Even the Chairperson of the Calgary Planning Commission questioned if a golf course was intended to be included as developable land within the MDP. He also asked if the City of Calgary had looked at the golf course being sold as a golf course or the City purchasing the land.

Ask yourselves.....the population of Airdrie has doubled in 10 years, and according to their own census data, 50% of that growth comes from Calgary. How many Airdrie residents are using our roads, our transit, our services, all at a subsidized rate by people that live here? Why are so many people leaving Calgary?

As a resident of Coventry Hills, the City of Calgary has thus far FAILED in its responsibility to build complete communities as the city continues to expand. In fact, not only are Airdrie residents travelling into Calgary for work and shopping, but many of us travel to Airdrie for essential services because the City of Calgary and Province of Alberta have not built infrastructure or services for the community. Yet large amounts of funding are provided to inner city infrastructure projects where density should be happening.

How disconnected is City Administration from the type of city we live in? The current Citizen View survey asks us where we shop...outside of Calgary was not an option, yet that is our reality. It is hard to measure where Calgarians travel and how, when you aren't providing the opportunity to provide accurate answers. At the same time, Main Streets is doing consultations. Everything is so focused on inner city that no one pays attention to the failures in the burbs. We are Calgarians too. We pay taxes like everyone else. And we don't object to development, if it meets the requirements like inner city does.

This should be a concerning trend as the communities of Hidden Valley, Evanston, Kincora, and Sage Hill share the same infrastructure concerns we do and now make the population of North Central Calgary almost 100000 people with a forecasted additional 120000 people in the Keystone ASP and the Glacier Ridge ASP. We currently travel by car for almost everything. Imagine, 220000 people with no services, no meeting space, no ball diamonds, dog parks, schools, or doctors. Great city you are building.

It just so happens, that my neighbours all bought into an area structure plan that said there was a golf course. Why? Because the City of Calgary has bylaws and policies to ensure it is "responsible to the public". Has the City of Calgary been responsible thus far in developing a sustainable North Calgary? In my opinion, no. Yet you keep adding more people here.

We also keep getting asked what should happen to the golf course if the application is turned down. As people have told us from the beginning, buyer beware. So if that applies to homeowners, why would it not apply to the developer that took the risk? At the end of the day, this was a successful golf course that likely would have easily sold at market value. We agree that a golf course owner needs to have options if it is unprofitable, but this scenario is not covered in city policy. Either way, that is not the case here. It was the developer took the risk, not the homeowners.

Sincerely,

David Hartwick
303 Coventry Road NE
Calgary, AB T3K5K5
403-807-1919

Smith, Theresa L.

From: Doug Dunlop [addmac@telusplanet.net]
Sent: Thursday, September 22, 2016 9:06 AM
To: City Clerk
Subject: Harvest Hills rezoning.
Attachments: January 21-City Clerk.docx

The attached letter is a response for the proposed rezoning of the Harvest Hill Special Purpose-Recreation area.

RECEIVED
2016 SEP 22 AM 9:25
THE CITY OF CALGARY
CITY CLERKS

January 21, 2016

RECEIVED

2016 SEP 22 AM 9:25

THE CITY OF CALGARY
CITY CLERK'S

Office of The City Clerk

The City of Calgary

Mayor Naheed Neshi

Dear Sir.

This letter is in opposition to the proposed amendment of the Land Use Designation (Special Purpose-Recreational) of the former Harvest Hill Golf Course.

I do not believe that this change of the zoning by QuantumPlace Development is in the best interest of the community or for the city in its long term planning. If this application is approved, what area or golf course is next in the upcoming years for redevelopment in established areas.

After reading the Municipal Development Plan, I do not believe this is what the city is trying to accomplish over the next years in the growth of the city. All areas that are being developed should meet the same guidelines without exception.

During the course of the upcoming meeting on October 3, you will hear many reasons why the communities of the North East are against this proposal but I would like to list several.

If my numbers are correct, the development plan outline at this time lists about 716 units. There is another set of number that add up to about 936 total units and then secondary suites that can be built in the proposal. From the planning department, the developer can go to this higher number without any further guidelines or approval. All of this keeps adding on to the existing problems that we have in this area concerning schools, traffic, recreational facilities and many more.

Cedar Glen Homes has also indicated that the time frame for construction is undetermined and they would construct these units with their own work force. This will mean many years of construction in this Harvest Hills and the surrounding area which will affect all the homes in this areas.

Thank you

Douglas Dunlop

158 Harvest Grove Close. NE

Calgary, Alberta

Smith, Theresa L.

From: don@rvsappraisals.ca
Sent: Thursday, September 22, 2016 9:07 AM
To: City Clerk
Subject: Harvest Hills Bylaw 260D2016 Council Submission
Attachments: Harvest Hills Bylaw 260D2016 Council Submission.pdf

Importance: High

Office of the City Clerk,

Please include my submission in the Council Agenda for consideration by council.

Thank you
Don Letterio
10906 Harvest Lake Way NE
Calgary, AB T3K 4L1
403-295-8781

RECEIVED
2016 SEP 22 AM 9:07
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2016 SEP 22 AM 9:07

THE CITY OF CALGARY
CITY CLERK'S

September 21, 2016

Don Letterio
10906 Harvest Lake Way NE
Calgary, AB T3K 4L1

Office of the City Clerk,
The City of Calgary,
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M",
Calgary, Alberta T2P 2M5

RE: HARVEST HILLS BYLAW 260D2016

To redesignate the land located at 1450 Harvest Hills Drive NE (Plan 9711046, Block 1) from Special Purpose – Recreation (S-R) District to Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District.

Dear Calgary City Council,

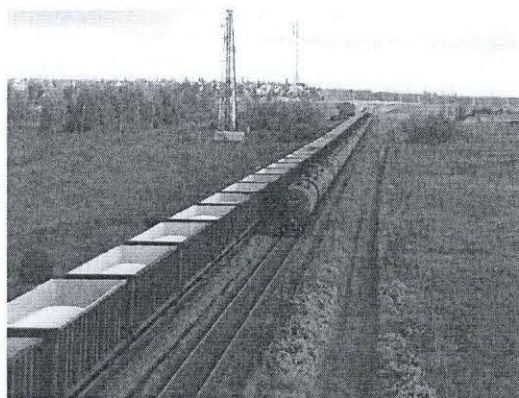
I am a resident of Harvest Hills and my home backs onto the fourth hole of the golf course. I am opposed to the rezoning and redevelopment of the golf course. I bought into this community about 15 years ago. All things being equal I paid more for my residents because it backed onto a golf course. Backing onto the golf course provided my family and I more enjoyment due to the seasonal nature of the golf course and the beautiful view of the well manicured lawn and trees behind our home. There will be a significant loss of enjoyment of my property during and after the redevelopment of the golf course. I'm writing as a resident but I am also a licensed residential appraiser with over 15 years of experience in the city of Calgary. The loss of utility (enjoyment) that I will experience can be translated into a loss in market value. This loss can be mitigated and possibly avoided through proper planning. But as I review the research which is being presented to this council and the proposed changes that the current property owner is proposing; it has become clear to myself and the larger community that we have been greatly ignored, while council pursues increasing density as an intrinsic good in order to meet the city's needs as a whole. I have attended a number of meetings and presentations by members of your planning board. Most notably are the presentations made by the city planner. He made it very clear that increased density will increase revenues to the city. Furthermore, if this city fails to increase its revenues per linear mile of residential road than we will experience the same hardships that are occurring in the sprawling cities of the US. I am going to argue that this development is actually counterproductive to the objectives outlined in that presentation.

I intend to demonstrate that the developer failed to prove that the highest and best use for this property is in fact residential. The developer fails to consider the overall impact of this development on the region, which will affect property values in the region negatively.

The package made available to me online and has been presented to this council clearly was designed to impress upon council that a residential development could be located on this site. There are noise studies, road studies, soil studies, environmental studies, commercial feasibility studies, and so on. But nowhere is there a study on how this development is the highest and best use of the land in question. It has been assumed since the owner is a residential developer that residential development is the highest and best use. What if the owner was a trucking company, would he not be arguing that the highest and best use of the land would be trucking related? What if he was a large health provider looking for a senior's facility or a private medical facility site, then would that be the highest and best use for the land? Just because the current owner is a residential developer doesn't make it the best use of the land. What happens to the community and the region if we allow an inappropriate land use to be introduced to this property. First off there will be community resentment, but over time a reallocation of resources will be required to deal with the deficiencies which occurred due to a poor application and a hasty decision. If the resulting deficiencies are permanent, then an overall reduction in values will occur. The original developer of this community had a vision for this region and not only developed Harvest Hills but also developed a large portion of Panorama Hills. The site where the developer chose to build the golf course would have been considered marginal land for two reasons; it was a gravel pit, and its proximity to the railroad tracks. I fail to see how the highest and best use for this land has changed. The only change I have seen is that this council has adopted a policy where higher density will result in a higher good for the city.

I was unable to see any study that integrated the impact of all the commercial development which is going to occur South of 96th Avenue and East of the railroad tracks with this proposed development. When I purchased my home 15 years ago I knew that some day the proposed commercial property around this community would be developed. But in no way what I've been able to predict that the highest and best use for the golf course that I backed onto would change. The loss of recreational land (golf course) and the replacement of this land with high density housing could cause a potential reduction in appeal for this entire region. It will tax our schools, are medical facilities, are recreational facilities, and amenities. I really don't have to elaborate much on these points since I am aware that other colleagues and members are community will be focusing in on the deficiencies caused by the development.

Even though I am writing this letter as a concerned citizen not as a residential appraiser, I still feel it is important to point out a couple of obvious facts, which I believe have been overlooked. The proposed development is bordered to the north by a collector street which will influence the value of all units backing onto it. The East side of the development backs on to a rail yard. I call it a rail yard because the tracks behind this development are used for shunting and storage as well as a busy rail line. Below is a picture of a train backing up, it is pulling sulfur cars, and will be attaching the toxic chemical cars in the next line. This is what the new residence will be able to watch daily.



9am Sept. 21, 2016

This activity is occurring only 30 meters behind the proposed residential development. What type of impact this kind of activity would have on the overall project? I have searched the city for similar properties affected by this type of rail traffic. There are no new developments, and only a few projects that are over 15 years old. However, over the last 15 years, rail traffic has shifted from dry goods and agricultural products, to oil and toxic chemicals. During the same period demand for residential property backing onto the north/south rail line has declined. How this has been completely over looked surprises me. It is clear that more studies are required. This project will cause a minor, region wide, reduction in satisfaction. Reduced community satisfaction and appeal will translate in to a reduction in property values. It is hard to measure satisfaction but it is easy to measure market value. This development will adversely affect the community of Harvest Hills, the region of northern Hills and the City of Calgary. Reducing property values is counter productive when examined under the concept of increasing tax revenue per linear mile of residential road. The city assessment department could easily confirm that there is no way the assessed value of the proposed development would offset a 2% reduction in assessed values of the region. It is time to put the brakes on and really look at how we are going to benefit from this redevelopment proposal.

In conclusion, we need to see an integration of this proposal with the proposed industrial development in the region to better understand the impact. Secondly it is assumed that residential development is the best use for this land because the current owner is a residential developer. No where in the proposal is there a feasibility study of the proposed land uses. Furthermore, the developer has not provided council with a highest and best use analysis indicating that redevelopment of this land for residential use is the optimal future use. A poor decision will damage the community, and this damage will be irreversible. It is clear to me that residential development is not optimal nor is this location suitable for a residential development. A hastily made decision today will cause irreversible negative damage to the appeal of the region, and the city will suffer. The redevelopment has to be stop before permanent damage is done.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Letterio", with a stylized flourish at the end.

Don Letterio

Smith, Theresa L.

From: Darko Lukic [Darko.Lukic@cnrl.com]
Sent: Thursday, September 22, 2016 9:10 AM
To: City Clerk
Cc: Stevenson, Jim E.
Subject: Re-designation Application of the Harvest Hills Golf Course

Good morning,

My wife asked me to write to you regarding the HH golf course and it's future. I am so disappointed in the City of Calgary that I don't even want to write this anymore. Build whatever you want, and destroy this beautiful city as you are destroying this province...

I cannot believe you guys could approve something like this and it is shame that we have to discuss about it at all...

I just wish it is you who is in our shoes, then I would like to see how you would vote...

I never thought something like this could happen in city/country like this...VERY DISSAPOINTED in our council...

That's all I have to say...

Regards,

DARKO LUKIC

RECEIVED
2016 SEP 22 AM 9:24
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Maja Lukic [lukicmaja@hotmail.com]
Sent: Thursday, September 22, 2016 9:18 AM
To: City Clerk; Stevenson, Jim E.
Subject: Re-designation Application of the Harvest Hills Golf Course

Dear City Council,

I am strongly opposed to this proposal for rezoning our recreational area in our community. THIS IS VERY WRONG! We live in Harvest Hills for more than 10 years and now we are do upset and unhappy because it will ruin our lives and future. We decides to live there because of this golf course, its green space.

I understand that somebody wants to earn money but is it smart for the City to approve it. It is not HUMAN to build houses so close to the RAILWAY. Even we can hear it so loud, but they plan to put two lines of houses even closer. Isn't it dangerous?

With this proposal, it is supposed to come 3000 more people in our area. Where would they shop, go to the schools, to the doctors, park and drive their cars....? And most of it, every community needs to have place to relax, to have lots of green, to enjoy living there, not only sleep. With this proposal, we will loose the soul of our community. And we will have unhappy , unsatisfied people living there. ONLY because of MONEY and somebodies greediness. There are so many empty spaces here in Calgary to build new communities, WHY Harvest Hills?????????

Please do something about it, and do not let our whole community and our lives to be ruined.

THANKS A LOT,

Maja Lukic
66 Harvest Grove Close NE
Ph 403-999-5160

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2016 SEP 22 AM 9:31
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Smith, Theresa L.

From: Tom & Theresa Keelan [trkeelan2@gmail.com]
Sent: Thursday, September 22, 2016 9:39 AM
To: City Clerk
Subject: Presentation to Calgary City Council; Harvest Hills Golf Course Redevelopment Application
Attachments: Presentation to Calgary City Council, Oct 3, 2016.docx

Please register me to present this document to Calgary City Council on Monday Oct 3, 2016 speaking against the proposed Redevelopment of the Harvest Hills Golf Course by Cedarglen/Quantum. If you have any questions or concerns please contact me by email or phone as provided below. Thanks.

Tom Keelan

Email: trkeelan2@gmail.com

Phone: (403) 274-6671

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2016 SEP 22 AM 10:07
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Presentation to City Council on the Harvest Hills Golf Course Redevelopment Application

By Tom Keelan

Wetlands Discussion

I have many things I would like to present to City Council today but with only 5 minutes I wish focus on the man-made wetlands that exist on the Harvest Hills Golf Course.

There are 3 ponds at the golf course that serve as water hazards and provide irrigation water. Despite being man-made, the ponds may be protected under the new Alberta Wetlands Policy, and AEP must be consulted before removing them. Protection of the ponds under the policy is more likely if both the City and the Harvest Hills Community support their protection.

The ponds meet the Policy's definition of a wetlands by being less than 2 metres deep and contain land saturated with water long enough to promote formation of water altered soils, growth of water tolerant vegetation, and various kinds of biological activity that are adapted to the wet environment. I submit that these criteria are met by the Harvest Hills ponds.

The policy also sets out five criteria for determining the value of a wetlands and the ponds meet all but one:

- They are complex habitats that contribute to biodiversity;
- They help reduce flooding and soil erosion by storing runoff;
- They support human activities, and
- They are in an area that has little or no other wetlands so their loss would have a significant impact on the community (note: a storm pond is not a wetland),

City Council approved the Wetlands Conservation Plan on May 14, 2004. I do not believe there is currently any coordination of this policy with the Alberta Wetlands Policy. I suggest that the Harvest Hills Golf Course redevelopment should become part of that policy synchronization.

The City's 2010 *State of the Environment Report; Wetlands* states, "The City's guidelines require a setback from wetlands in new subdivisions, an important step toward protecting these areas. In addition, steps are being taken to reduce the residual impacts of construction and development on remaining wetlands."

The city policy also contemplates the creation of new wetlands (i.e. man-made wetlands) under Section 2.2 of the 2004 Conservation Plan "No Net Loss". The reason I mention this is that it confirms that The City of Calgary also sees value in man-made wetlands.

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Comments on the Biophysical Impact Assessment (BIA) by Corvidae

In section 3.4 of its BIA, Corvidae states that the Harvest Hills Golf Course ponds are used for storm water management and irrigation. This ignores another main purpose of the ponds; to act as water hazards for golfers and to be the centrepiece of the golf course. The ponds were carefully maintained as wetlands for that purpose over the past 25 years.

Corvidae states its field assessment of the golf course was delayed until wildlife were in the area and vegetation emerging, but this is not supported by its findings. Its field assessment was carried out over two visits about a week apart in mid-April, 2015. During the two weeks preceding the initial visit the overnight lows averaged -4 C and were as low as -8 C. At that time it is clear that the ponds were still quite dormant (spring had not yet sprung) ensuring the data collected is largely useless.

Corvidae stated that the ponds were subject to drastic changes in water level and this made them unsuitable for wetland habitat. Once again Corvidae based its conclusion on an assumption rather than an observation, and it's not correct. The pond levels were kept constant during the golfing season and that is why they became such great wetlands.

Corvidae concludes that the project area is not suitable for wildlife, based upon a "desktop review and experiential knowledge". This conclusion is wrong. Ducks and red-winged blackbirds nest and breed there every year in large numbers, and bulrushes grow thick around the ponds. Refer to the series of pictures on the pages 3, 4 and 5 of this presentation taken at the golf course in full summer. Clearly a "desktop review" and "experiential knowledge" are useless without good field data.

Corvidae actually proposes to transplant bulrushes from the ponds to the proposed development's storm water pond because they filter and oxygenate the water to avoid stagnation. Yet they maintain the ponds they are extracting them from are largely lifeless. You can cut the irony with a knife.

It is hard to reach any other conclusion but that Corvidae gave Quantum/Cedarglen the report it was looking for, through an inept field study supplemented by a largely useless desktop review, and likely charged Quantum very little for doing very little.

Broken Application Process

I believe the City's application process in this case is biased towards the applicant, Cedarglen Homes, and as such does not satisfy the rules of natural justice. This is not just sour grapes on my part and I certainly do not mean to imply any sort of collusion. It is just the way things have worked out. What seems clear to everyone is that Windmill Golf Group buys up golf courses at a discount and operates them at a profit, but then sells one

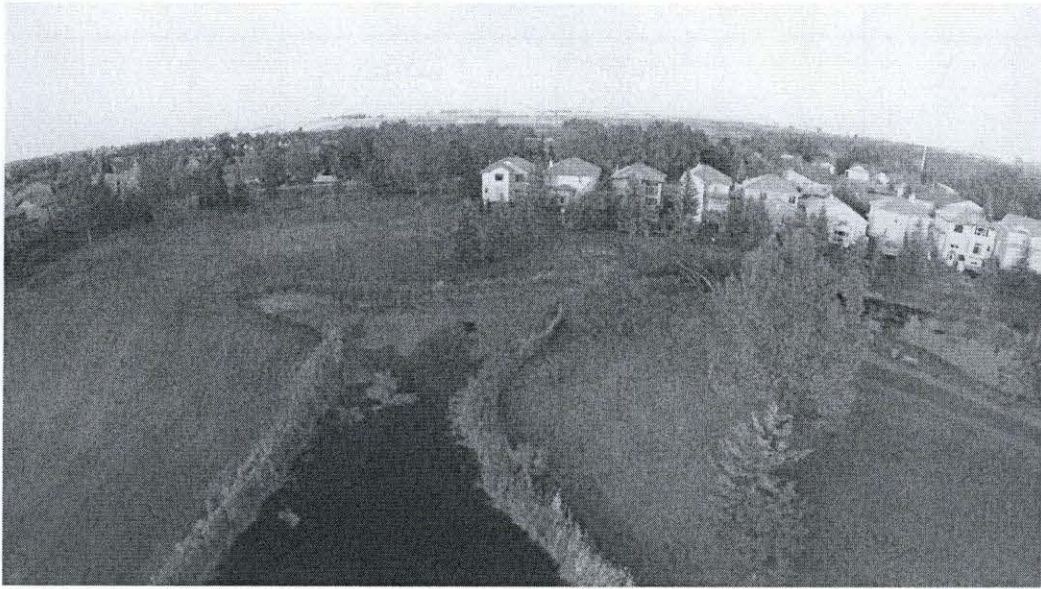
or two to a developer presumably at a price reflecting more the value of a housing development. This is done within the MDP boundary and so the City is hard-pressed to argue that the higher density housing target of the MDP was never really intended to be at the expense of recreational areas and green spaces in younger communities that are not in need of a retrofit. Communities such as Harvest Hills become the victims of this "Process of Greed". I believe that City Hall needs to find some way to put a stop to it. All I can suggest is that Council level the playing field by refusing to be influenced by the fact that Harvest Hills Golf Course is privately owned. Similar to what has recently been discovered in the Vancouver housing market, this property is being treated more like a commodity than a business, and has little to do with one business buying another. I do not believe that the Harvest Hills Community deserves to have its golf course and its wonderful wetlands destroyed because of the MDP. There are far worthier brownfield development targets in older areas of the city.

Thank You.

Attachments...







Smith, Theresa L.

From: Sean Jones [sean.jones@shaw.ca]
Sent: Thursday, September 22, 2016 9:47 AM
To: City Clerk
Subject: Land use bylaw amendment feedback for Harvest Hills Golf Course

Please accept this letter in response to the signs posted around Harvest Hills Golf Course relative to the submissions concerning the land use bylaw amendment,

Contradiction - a combination of statements, ideas, or features of a situation that are opposed to one another.

Deplorable - deserving strong condemnation.

I find this entire exercise that the City of Calgary is allowing to happen absolutely deplorable. How so?

When I look around the city and look at all the new development going on, I can't help but wonder, why . . . why does the city need to reclaim this small parcel of land for a few more houses and multi-family dwellings.

The official answer I received were relative to the following:

1. It's less expensive for the city to reclaim land already within city limits as opposed to continuing to try and grow the overall footprint of the city.
2. The city of Calgary needs to somehow manage the estimated 40,000 new resident per year inflow to the city.

Although either are open to debate and both have balanced pros and cons, I'm sure a proper unbiased SWOT analysis would present a neutral finding. We all know that when there is an underlying agenda, actions can easily be justified in one direction or another to suit the needs of the agenda.

CONTRADICTION

I have lost a lot of faith in the council as of late due to the double standards being presented. On one hand, Nenshi is commending recreation centers like Vivo For Healthier Generation (Formerly Cardel Place) for the actions of working against sedentary lifestyles, to inspire and encourage people to be more active and get out of the house, to be a good example for our children. YET . . . on the backside of that same hand, the city moves to take away ESSENTIAL green space, green space that WHOLLY supports the stance on moving against sedentary lifestyles.

Absolutely every day when I drive through my neighborhood and pass by one of the many areas where I can see the golf course, or when I walk my dogs past those same areas, the calming beauty and peacefulness that the mature green space offers is priceless. I know I speak for everyone in this community.

The positive contributions this green space/golf course has brought and hopefully will continue to bring to Harvest Hills and the city is an essential part of the same and the residents not only from a physical stand point, but also a mental well being stand point.

Where is the City Of Calgary's council conscience in working to maintain and support its position on looking after the mental well being of its residents? Of its contributor and supports? How can the people of the council extol the virtues of the efforts of rec centers like Vivo and wholly support those actions ... yet Literally rip the carpet out from underneath such actions by taking away a golf course?

Why couldn't the city purchase the Harvest Hills golf course and offer it up as a city run course? True story, if I had the funding, I'd have purchased the course and found the means to keep it alive, it IS THAT IMPORTANT to the residents of Calgary and to the supposed support the city gives to physical and mental health programs.

Summary:

The contradiction the city is portraying by allowing this land use bylaw amendment is deplorable.

Sean Jones

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Smith, Theresa L.

From: Ted Short [ed-short@hotmail.com]
Sent: Thursday, September 22, 2016 9:48 AM
To: City Clerk
Subject: Harvest Hills Golf course Say No way!

I Live at 319 Harvest hills Grove place N.E T3K5C4

This redevelopment is not what our community wants or needs.

- leave this area as it was set up in the first place
- it would only benefit the developer in their profit margins
- The City benefits by higher tax on the area
- the community losses, due to higher population higher crim rate
- The houses planned to back my home are not like on like more of a starter homes
- i get high voltage power lines running across the back of my home, i will never be able to sell my home again, loss in value.
- my home was built on the mouth of the old gravel pit and already have signs of soil settling and you put heavy equipment, i am sure i am going to have very bad damage to my house as a result.
- I am already faced with no guest parking and with the proposal it will be none existent and i will never be able to leave my home as a result of traffic.

I bought this home as an investment in my family so my Son could have a safe happy child hood, this will not be the case should you allow this project to move forward.

Say No do the right thing, lets continue to allow our community to mature the way previous city planning department plan it.

The Golf course is (was) profitable this is all about financial benifit to every one BUT the current residence.

Say NO!

Thank you

Ted Short (403) 669-4558

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2016 SEP 22 AM 9:59

THE CITY OF CALGARY
CITY CLERK'S

September 22, 2016

Dear Mayor Nenshi and Members of Council:

Re: LOC2015-0102: Harvest Hills Residential Expansion - The Parks of Harvest Hills

In October of 2013, Cedarglen made a commitment to involve, engage and consult with residents of the Harvest Hills community on the residential expansion of the Harvest Hills golf course. When we first met with residents living along the golf course, we had no plan, only the news that the golf course had been sold. For over 8 months, we formed and worked closely with a Community Advisory Group and we met numerous times with the Northern Hills Community Association. We held information sessions, workshops, and open houses, and, in all cases invited input and asked for feedback. Throughout the process, we reported to residents and neighbours on our progress through a Canada post mail drop and three Engagement Reports that were sent out to registered stakeholders via email and posted to our website.

The process with The City was collaborative and the proposed Concept Plan has changed significantly as a result. We have addressed the majority of The City's comments and, for those we couldn't address, we provided the technical reasons why. Through The City process, we attended City open houses and information sessions and we met with both the Northern Hills Community Association and the Community Advisory Group. The Plan currently before you allows for the mix of housing residents said they wanted, following a "like to like" principle, where new housing reflects the type of housing nearby. The Plan provides a significant number of parks as well as amenity and green spaces – significantly more than is required by The City (over 27% of the plan area is devoted to publically accessible open space). The proposed Plan allows for buffers between existing and new homes in all areas of the plan and responds to community concerns about transportation, storm water run-off and density.

Cedarglen has a solid track record in Calgary and has been building homes for people since 1981. It's important to them that the future plans for The Parks of Harvest Hills fit into the character of the existing neighbourhood; a Concept Plan that ultimately reflects community input. **Cedarglen accepts that no plan will work for those who only want the golf course to stay.** The golf course has been sold, unconditionally. The proposed Concept Plan we are presenting to Council reflects the input and feedback received during an 8 month



QUANTUMPLACE DEVELOPMENTS LTD.
SUITE 203, 1026 16 AVENUE NW
CALGARY, ALBERTA T2M 0K6

pre-application engagement process and a 16 month process involving an internal review by The City of Calgary's robust engagement and information process. The proposed plan responds to and reflects local input and, we believe it is respectful of the look and feel of the housing forms in existing community.

We have been engaged in this process now for two years. It was difficult to meet residents in October and November of 2013 without a plan in place, but by doing that, we were able to start with a clean slate, and sincerely ask for community input. We worked hard to balance all the City requirements and community desires with Cedarglen's business need for an economically viable project.

We are comfortable with the proposal and the proposed Concept Plan that will be presented to Council for consideration. We ask for your support for the application before you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Ollenberger', written over a faint, larger signature.

Chris Ollenberger, P.Eng, ICD.D.
Managing Principal,
QuantumPlace Developments Ltd.

CC: Howard Tse, Cedarglen Homes



The Parks of Harvest Hills

Application Summary

Cedarglen
HOMES

 QUANTUM
PLACE

Harvest Hills
RESIDENTIAL EXPANSION PROJECT

Application Summary



Harvest Hills Residential Expansion Project Application Summary

The **Parks of Harvest Hills** is a proposed land use and outline plan located on the former Harvest Hills Golf Course in the community of Harvest Hills. The subject lands are owned by Cedarglen Homes and the application is managed by QuantumPlace Developments Ltd. (QPD).

The application comprises 64.88 acres of former golf course lands that are proposed to be designated into a mix of low and medium density residential community along with both public (municipal reserve) and publically accessible private open space, roads and a storm pond. The proposed plan moving forward to Calgary Planning Commission and Council is found near the end of this document.

The application has the following merits:

- The Plan provides a mix of housing types including single-detached, semi-detached and mid-rise residential development.
- The proposed development provides a substantial amount of open space, totalling 17.76 acres, or 27.4% of the total plan area, consisting of regional and local pathways and active and passive recreation opportunities.
- The proposed density of 11 units per acre is in alignment with densities outlined for new development in the Municipal Development Plan.
- The Plan is supported by technical studies including transportation, biophysical, storm water, sanitary, surface transportation noise policy, historic resources and environmental assessments
- The application supports the principles outlined in the Municipal Development Plan.
- The application is supported by City of Calgary administration.

Application Timeline and Engagement Process

In the fall of 2014, QPD notified residents of Harvest Hills of the sale of the golf course to Cedarglen Homes and their intention to submit a land use and outline plan application to the City of Calgary.

This began an extensive 8 month public engagement process that culminated in the submission of the application on July 7, 2015. QPD went out to the community without a plan and developed it through a series of information sessions, workshops, small group meetings and open houses and through the input of a Community Advisory Group. After the application was submitted, QPD continued to engage with the community by participating in the City-led engagement process, consisting of 11 more months of engagement.

The proposed land use and outline plan before you today is the result of the considerable public engagement undertaken with the residents of Harvest Hills along with input and technical review provided by City of Calgary Administration.

Throughout the entire process, QPD has communicated that the development of the Harvest Hills Golf Course is a balance between four different and sometimes competing factors:

1. **Respecting community input and feedback – changing the Plan**
2. **Adhering to City of Calgary planning policies**
3. **Technical considerations and constraints of developing in an existing neighbourhood**
4. **Financial feasibility of the residential expansion**

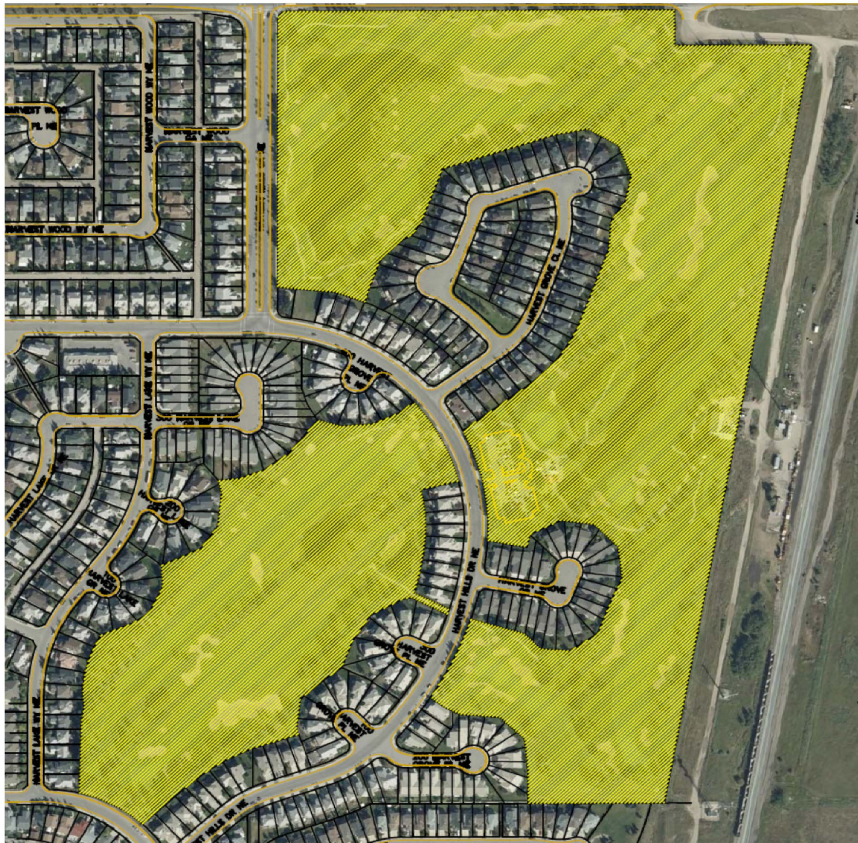
It is the interplay of these factors that has determined the ultimate layout of the Plan and informed all the decisions concerning the Plan.

This document will summarize how the public engagement process and technical review has shaped the Plan since the first engagement sessions with the community up to where the plan as it stands today. **Significant changes were made in response to community, technical, and City input.**

Pre-Application Engagement



Boundary Map



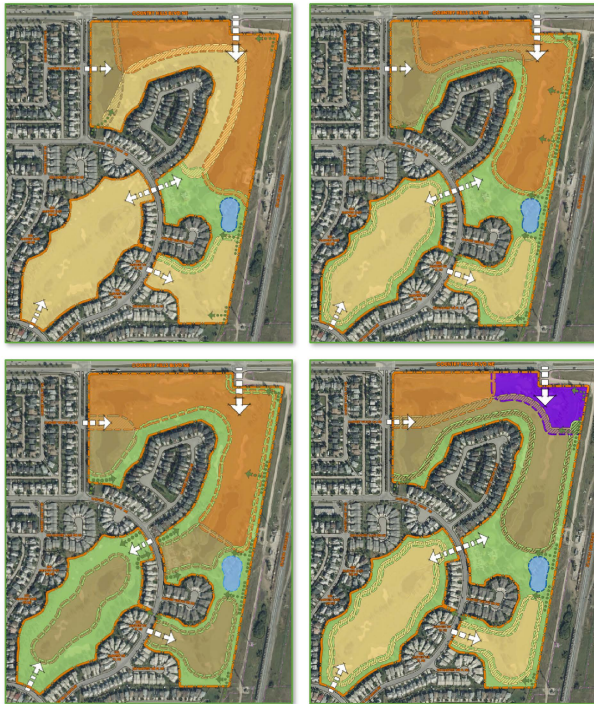
Pre-Application Engagement Phase 1:

- » Drop-in Sessions November 4, 5, & 6, 2014;
 - » Meeting with Northern Hills Community Association;
 - » Formation of a Community Advisory Group,
 - » Two mail outs.
- Residents notified of the sale of the Golf Course to Cedarglen via a mail out on October 28/29, 2014 with an invitation to attend preliminary drop-in sessions.
 - QuantumPlace Developments (QPD) meets with the Northern Hills Community Association on November 3.
 - Initial drop-in sessions were held on November 4, 5, 6, 2014 are used to gather initial feedback on the project. **At this point in time, no plan had been created. Feedback informed the initial concepts.** The image to the left was used to show the boundaries of the application and to foster discussion.
 - A letter outlining next steps is mailed to 3500 residents of Harvest Hills on December 15, including an invite for residents to participate in a Community Advisory Group.
 - Feedback from the drop-in sessions, along with letters and emails received, are provided in a **"Phase 1 Engagement Report"** issued to the community via email and posted on the website on December 15, 2014. The Phase One Engagement Report (attached) included the following:
 - A summary of major concerns including: transportation and traffic, community and public amenities, open space, ongoing engagement, density, sale of the golf course/plans for expansion and timelines and construction.
 - A detailed account of every comment recorded at the drop-in sessions, organized into the above categories.
 - Responses provided to common concerns and questions.
 - Additional meetings with the Northern Hills Community Association are held on December 3 and January 16.
 - QPD met with City of Calgary staff in November and December 2014 to discuss the engagement plan with the community. **Changes were made based on feedback.**
 - The first meeting of the Community Advisory Group was held January 21, 2015. Membership consisted of residents living on the golf course, 3 members of the community association, residents at large, 2 City of Calgary staff, representatives of QPD and a facilitator.

Pre-Application Engagement



Conversation Starters



Pre-Application Engagement Phase 2:

- » Explore Workshops - January 31, February 4, & 12, 2015;
 - » Community Advisory Group meeting; and
 - » City Explore Process.
- 130 residents attended 3 separate workshops to discuss alternative options for development.
 - The four alternatives (shown to the left) were informed by input received during the November 2014 drop-in sessions, meetings with the community association and Community Advisory Group. The “conversation Starters” were used to initiate discussion, specifically, trade-offs and alternatives for the development concept.
 - The “Conversation Starters” are also posted to the QPD’s website for community information.
 - General feedback received during the workshops:
 - ▶ Strong support for buffers (green space) behind existing residences
 - ▶ Desire for “like to like” transitions- i.e. proposed single detached homes adjacent to existing single detached homes
 - ▶ Support for a centralized green space as a focus for the community
 - ▶ Strong resistance to secondary suites included in the plan area
 - ▶ Mixed feedback on inclusion of commercial within the plan area, mostly negative, but some positive
 - QPD participates in the City of Calgary Explore process on February 5, 2015
 - A meeting with the community advisory group is held on February 18, 2015
 - On March 25, 2015, the results of the workshops, Community Advisory Group meetings, meetings with individual residents, and was summarized and provided to the community in a “Phase Two Engagement Report”. The Report is also made available on QPD’s website:
 - ▶ Every comment from the workshops is recorded, categorized and provided to the community.
 - ▶ FAQ’s were developed and provided for answers to common questions and concerns arising out of the workshops.



Pre-Application Engagement



Concept Plan 1st Draft



Pre-Application Engagement Phase 3:

- » **Open Houses: April 23 & 25, 2015;**
 - » **Community Advisory Group meetings; and**
 - » **Meeting with the Northern Hills Community Association.**
- A draft development concept is created based on input from the Phase 2 engagement sessions and shared with the Community Advisory Group. Refinements are made.
 - The final development concept (shown on the left) was presented to the community at two open houses – April 23 and 25, 2015 for final feedback prior to submission of the application. All the feedback is recorded.
 - Additional meetings with the Community Advisory Group were held on March 4 and 25, May 6 and June 24. **The concept plan was further refined at these meetings.**
 - A meeting with the Northern Hills Community Association was held on April 1
 - **A Phase Three Engagement Report is issued to the community on June 30, 2015** summarizing all engagement to date, as well as the comments received during the last phase of pre-application engagement. This final report was emailed to a growing stakeholder list and posted on the website.
 - The concept plan presented to the community includes the following major elements:
 - ▶ An area of semi-detached dwellings in the SE of the community to match the existing development conditions
 - ▶ Single-detached (R-1) zoning proposed adjacent to existing single-detached homes
 - ▶ Central green space proposed adjacent to storm pond
 - ▶ Multi-family districts located away from existing homes
 - ▶ Regional pathway proposed along eastern boundary
 - ▶ Greenspace buffers proposed behind all existing homes

Application Submission



Submitted Application



Application Submission - July 7, 2015

» Commencement of the City led portion of the Engagement Process

- The complete application is submitted to the City of Calgary on July 7, 2015.
- A copy of the application plans and document was provided on QPD's project website as well as the City of Calgary project website.
- **The application was emailed to the growing stakeholder list, to the Northern Hills Community Association and the Community Advisory Group.**
- The application package included several studies as supporting material, including:
 - ▶ Phase One, Two and Three Engagement Reports
 - ▶ Traffic Impact Assessment
 - ▶ Sanitary Servicing Study
 - ▶ Biophysical Impact Assessment
 - ▶ Public Tree Protection Plan Statement
 - ▶ Tree Inventory
 - ▶ Phase II Environmental Impact Assessment
 - ▶ Geotechnical Evaluation
- ▶ Statement of Justification for Historical Resources Act (Historical Resources Impact Assessment)
- ▶ Paleontological Historical Resources Impact Assessment
- ▶ Site Contamination Statement & Reclamation Certificate
- **Changes were made to the between concept plan presented at the last community open house to reflect the City of Calgary's pre-application comments.** These changes include:
 1. Changing the proposed R-2 (semi-detached) in the NW area to M-G (townhouse).
 2. Incorporation of a lane behind the M-G to facilitate a better streetscape along Harvest Hills Gate
 3. Removal of buffers for the R-2 area in the SE and block 3 of the R-1 district in order to achieve sufficient lot depths and to reflect the change in the road layout requested by the City of Calgary.
 4. Lot layouts and road layout in the R-2 portion were provided for better clarity.

Response to Team Review



Response to Detailed Team Review



Response to First Detailed Team Review

- » **Open Houses: September 10th, 11th and 14th 2015;**
- » **Online Survey September 10th – 21st; and**
- » **Community Advisory Group meeting/Site Visit.**

- **City of Calgary hosts open houses on September 10th, 11th and 14th. QPD participates to gather additional feedback and answer questions from the public.**
- City of Calgary undertakes technical review of the studies provided within the application.
- Additional feedback from the community is received by City of Calgary through an online survey. The results are used to inform the Detailed Team Review and guide changes to the Concept Plan.
- The Detailed Team Review issued November 9, 2015 by City of Calgary, including comments from external referees, community association and summary of resident concerns.
- The outline plan was amended based on the Detailed Team Review. Responses were submitted February 5, 2016.
- Major changes to the outline plan included:
 1. Incorporation of a large park space in the NW section of the plan, located on the SE of the intersection of Harvest Hills Gate and Harvest Park Rise. This resulted in the elimination of the cul-de-sac and M-G areas in the NW area of the Plan.
 2. Re-introduction of the buffers behind all existing residences by creating shallow lots in several locations and by re-alignment of the road.
 3. Introduction of a Home-Owners/Residents Association within the subject lands to maintain a significant portion of the proposed open space (parks plan shown later in this document).
 4. Shortening of cul-de-sacs in the “island” portion of the plan to facilitate moving the overhead power line further away from existing residences thus also providing greater pedestrian connectivity to the pathway system.
 5. Elimination of the cul-de-sac on the eastern portion of the Plan to create greater walkability.
 6. Implementation of a mid-block pathway access along the R-1 block on the west side of Harvest Park Drive to create better pathway connectivity
- The changes resulted in an overall increase of open space (not including the storm pond) from 13.84 acres to 17.67 acres.
- **All the plans and written responses to the Detailed Team Review, as well as responses to community comments are posted on the applicant's website.**

Response to Team Review



Plan Moving Forward to CPC & Council



Response to 2nd Detailed Team Review

- Second Detailed Team Review was issued March 24, 2016
- Minor changes in the outline plan are made based on the second Detailed Team Review including:
 1. Inclusion of secondary suites through the R-1s district throughout the plan area
 2. Incorporation of one more tennis court in NW park area
 3. Provision of intersection details (including curb bump outs) for Harvest Park Drive/Harvest Hills Drive and Harvest Park Drive/Harvest Park Rise
 4. Reduction of M-G and M-1 sites adjacent to Country Hills Boulevard by 1.2m to accommodate a future regional pathway and boulevard
 5. Workout activity stations proposed throughout the open space network to activate the space and provide amenities for all ages
- On April 13, 2016, the City of Calgary and QPD meet with the Northern Hills Community Association and the Community Advisory Group to discuss changes to the plan and seek feedback.
- All plans and supporting studies for the application are posted on the City of Calgary project webpage as well as on QPD's project webpage.

Cedarglen
HOMES



Harvest Hills
RESIDENTIAL EXPANSION PROJECT

Parks and Open Space



Parks and Open Space

COMMUNITY INPUT:

Throughout the community engagement process, the importance of open space was emphasized by numerous community residents, the Northern Hills Community Association and the Community Advisory Group. With the loss of the golf course, many residents felt that accessible, functional and safe open space was an important element to incorporate into the Plan. Feedback received indicated residents desired such elements as:

- Providing green space buffers behind existing homes
- Providing a centralized park space for more active uses and to serve as a gathering space
- Providing amenities for different ages within park spaces
- Providing safe, open and accessible open spaces
- Desire for active uses, such as a soccer field or baseball diamond

Along with the desire to include the above elements, many residents also expressed concerns about park spaces, sometimes in conflict with the goals above. These included concerns such as:

- Avoid locating tot-lots and playgrounds adjacent to existing seniors residences/retirement communities
- Avoid “destination” elements in parks, such as spray parks, due to increased traffic caused by those uses
- Concerns over privacy of existing homes. Desire for solid fencing, landscaped screening

CITY OF CALGARY INPUT:

Along with the comments and concerns received by community members through numerous meetings, open houses, workshops and correspondence, the City of Calgary Parks department

- Provide a regional pathway connection from the south east corner of the site to the regional pathway along the south side of Country Hills Boulevard
- Create a larger, consolidated park space in the NW corner of the plan area, to the SE of the intersection of Harvest Hills Gate and Harvest Park Rise
- Park spaces less than 10m in width would not be considered as municipal reserve
- Any open space encumbered by utilities would not be counted as municipal reserve, and would be considered as a public utility lot

PARKS PLAN

The proposed parks plan for the development represents a balance of the objectives of the community, the City of Calgary, and physical constraints within the Plan area.

The resulting parks plan includes the following elements:

- A home owners association will be created in order to facilitate the creation, and maintenance, of 7.80 acres of parks that the City of Calgary will not take as municipal reserve.
- Over 17 acres, or 27% of the Plan area dedicated to accessible open space (not including the storm pond)
- Activity stations and seating are provided throughout the open space network to encourage active and passive uses of the space, and facilitate movement throughout the open space network.

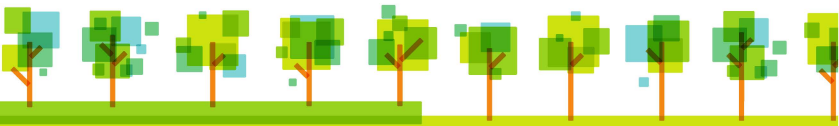
- Incorporation of a playground for children, located close to the multi-family area of the plan
- Provision of tennis courts to encourage active use, while not overburdening adjacent street parking. Soccer fields and baseball diamonds were investigated, but could not fit within the plan area due to minimum dimensions
- Seating and pathways around the storm pond for passive park use
- Facilitation of a regional pathway along the eastern boundary of the site and space provided along the northern boundary to accommodate a regional pathway on the south side of Country Hills Boulevard

Policy Amendment

The proposed development requires an amendment to the Northern Hills Area Structure Plan. The proposed amendment defines a special policy area for the subject lands and includes the following pertinent information:

- 30% of residential units are to be within a multi-residential development
- Minimum density of 20 units per hectare (8 units per acre) is required in the Plan area
- Commercial uses are encouraged
- Updates to sound studies will be required at subdivision and development permit stages
- Several policies encourage street-oriented design for multi-family parcels
- Policies outline the goals of the open space system, such as pathway connectivity
- A tree-replacement strategy is outlined (see final page)

Parks and Open Space



Tree Retention



Tree Retention

One of the most important concerns raised by community residents was the desire to retain as many existing trees within the former golf course as possible. Residents feel the trees provide an important amenity and add value to their community. The desire to retain trees was reiterated throughout the application process. QPD understands this desire, and has consistently responded with the message that tree retention is not only desirable for existing residents, but for the developer as well. Retaining trees creates amenity for future buyers, and removing and replacing trees is costly. However, there are several constraints that affect the ability to retain existing trees:

- The primary constraint on retaining existing trees is due to site grading and requirements for drainage. In order to capture all storm water and direct it to the proposed storm pond, while achieving positive drainage through the storm sewer system, grading within the site has to change substantially. Changing grades, either up or down, can compromise a tree's ability to survive.
- Existing tree health affects whether the trees will continue to survive, whether grades are changed or not
- Location of proposed underground or above ground utilities

THE PROPOSAL FOR TREE RETENTION (ASP AMENDMENT)

The proposed policy regarding tree replacement recognizes that while it is desirable to retain as many trees on site as possible, it is not always feasible given technical constraints. As such, a replacement policy is proposed to account for the loss of any trees and ensure a robust amount of trees within park spaces. The policy includes the following:

- For every tree lost within proposed open space areas, 1.5 trees will be planted
- For every tree lost within non-open space areas (roads, development sites, storm pond), 0.5 trees will be planted
- In determining the number of trees to be planted in open space areas, a credit of 0.5 trees per tree required in multi-family development parcels (as per the land use bylaw) will be credited to the total
- The proposed methodology will result in a range of 34 to 50 trees per acre within proposed open spaces (depending on how many existing trees are retained). City of Calgary Parks standards for neighbourhood parks is 20-40 trees per acre (the highest ratio of trees per acre amongst parks typologies).
- The table below shows how many trees will result in the two scenarios of all trees being retained and no trees being retained

Location of Existing Trees	Existing Tree Count	Replacement Ratio	Total Trees (none retained)	Trees/acre (non retained) (17.75 acres open space)	Total Trees (all retained)	Trees/acre (all retained) (17.75 acres open space)
HOA/HR/PUL	~575	1.5	862.5		575	
Remainder	~615	0.5	307.5		307.5	
Multi-family sites			283.50 (credit)		283.5 (credit)	
Total	~ 1190		886.5	50	599	34